



It's All About The View

1945 Cold Spring Road, Williamstown
\$449,000

And WOW, what a magnificent view, probably the single most photographed view in all the Berkshires and you could have this while relaxing with your favorite beverage from the sun-room, your dining room or the terrace. This is a house for weekends or weeks on end and lends itself to a comfortable retirement or active young family, whatever suits your stage of life. One level living with two spacious bedrooms and two full baths plus all the living, dining and relaxing spaces you might wish for. The lower level of the house provides storage area, a separate bedroom and full bath, laundry, oversized two car garage and half bath. The grounds are mostly open meadow for enjoying the spectacular 360o views and pleasant landscaping and gardens around the house. Moments to the center of Williamstown but overlooking lush permanently preserved open space and of course The Hopper and Mt. Greylock in the distance. Why live in the Berkshires without a view like this! Come see for yourself why living here is what you've been dreaming about.

Harsch Associates * 311 Main Street * Williamstown, MA 01267 * (413) 458-5000

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First Floor:

Side Entry/TV Room: 14'3" by 11'7"; Side Entry Door to Terrace; Slider to Front Sitting Area; Recessed Ironing Board; Modified Cathedral Ceiling

Kitchen: 14'4" by 18'6"; Combination Kitchen and Dining; Formica Countertop; Stainless Steel Sink; Amana Dishwasher; Built-in Electric Wall Oven; Countertop Four Burner Electric Stovetop with Verona Exhaust Fan; Hot Point Refrigerator and Freezer; Flooring: Kitchen Area Linoleum; Dining Area Hardwood

Sunroom: 21'9" by 9'4" and 10' 9" x 10' 8"; This Space Takes Full Advantage of the Views; Partial Cathedral Ceiling; Slider to Dining Area; Slider to TV Room; Doors to Living Room, Terrace and Front Entry; Wall-to-wall Carpet; Electric Baseboard Heat; Recessed Lighting and Fan Light

Original Front Entry Hall: 4' x 6'; 2 Coat Closets

Formal Living Room: 14'6" by 19'6"; Oak Hardwood Floor; Brick Wood Burning Fireplace; Picture Windows Facing North and East; Cathedral Ceiling; Built-in Bookcases and Large Mirror above Fireplace

Master Bedroom: 16' 2" x 12'; Two Closets; Door to Exterior Concrete Terrace; Hardwood Floor

Master Bath: Terrazzo Tile Floor; Ceramic Tile Enclosed Tub/Shower; Pedestal Sink; Wood Cabinet with Formica Countertop

Full Bath: Ceramic Tile on the Walls and Surrounding Tub and Shower; Sink; Terrazzo Tile Flooring; Vanity with Cabinetry and Drawers

Bedroom: 12'6" x 16'; Two Closets; Cathedral Ceiling; Door to Concrete Patio; Hardwood Floor

Lower Level:

Sitting Room: 10'6" x 11'; Two Closets; Oak Hardwood Floor

Bedroom: 11' x 12'; Oak Hardwood Floor; Full Bath with Ceramic Tile Halfway on the Walls and Tub and Shower Enclosure; Formica Flooring; Side Exterior Entrance at Ground Level

½ Bath

GE Washing Machine and Hot Point Dryer; Interior New 275 Gallon Oil Tank, Small

Storage Room: 100 Amp 220 Volt Circuit Breaker Panel; Copper Plumbing; Lochinvar Electric 80 Gallon Hot Water Heater; Culligan Water Softener; Pensotti Oil Fired Boiler,

9'x9' Utility Room: Jet Pump; Pressure Tank; Water Filter

GENERAL INFORMATION

Year Built: 1960 and 2005		Foundation: Poured Concrete		Total Sq. Ft: 2,052	
Floors: Hardwood, Carpet, Linoleum		Siding: Vinyl & Brick		Roof: Asphalt/Fiberglass	
Water: Well	Sewer: Septic	Heat: Baseboard Hot Water, Oil Fired		Hot water: Electric 80 Gal	
Zoning: Rural Residential 2		Possession: At Closing		Assessment: \$579,100	
Tax Rate: \$15.03		Tax Year: 2013		Taxes: \$8,703.87	
Garage: 26'6"x 23' - 2 Car Oversized Heated Garage					
Elementary School(s): Williamstown Elementary			Middle/High School(s): Mt. Greylock		
Book: 1157	Page: 110		Map: 302		Lot: 8
Lead Paint: Unknown	Smoke/CO Detectors: Yes		Exterior Lighting: Yes		Cable TV: Yes

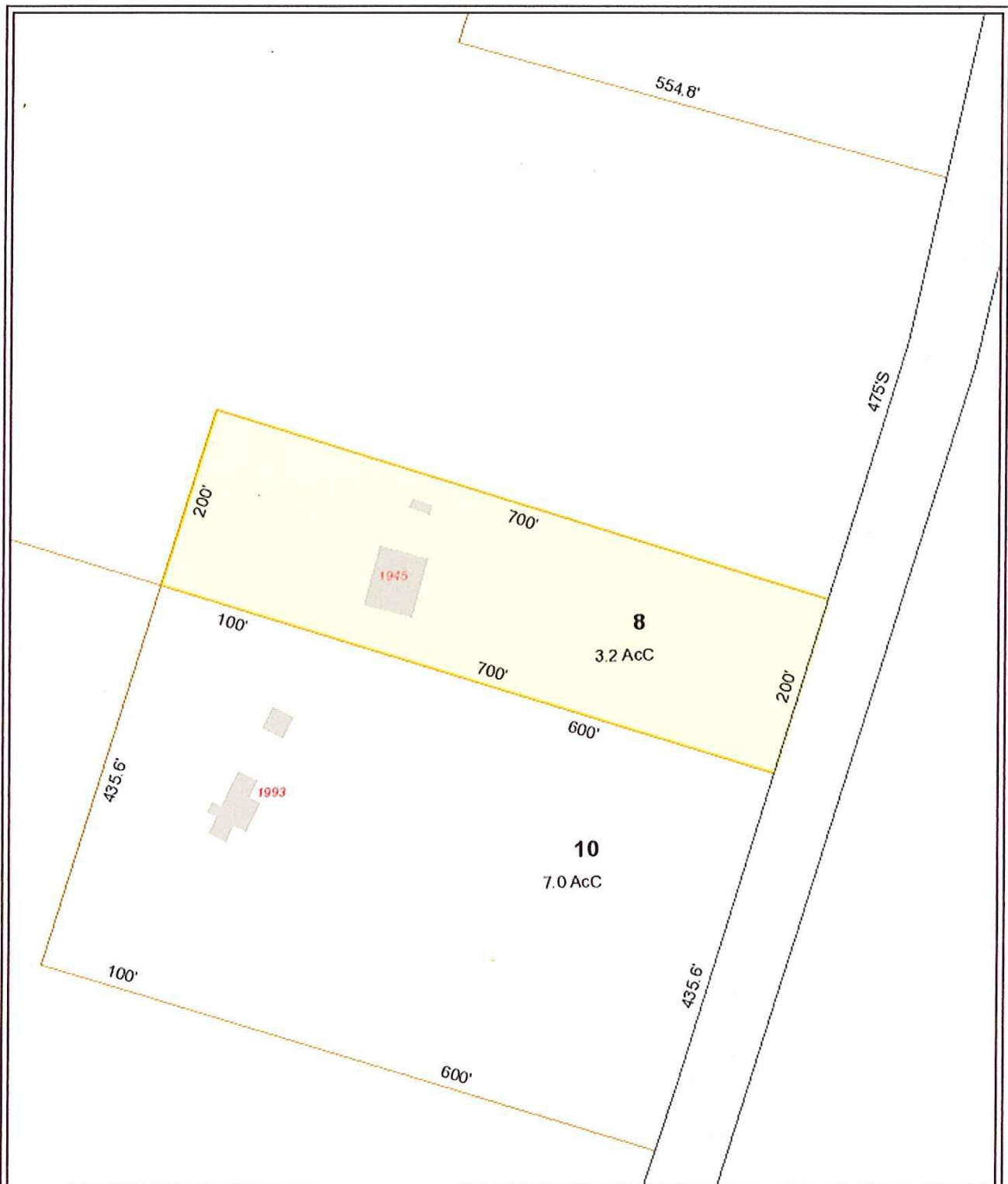
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1945 Cold Spring Road
Williamstown, MA
1 Inch = 148 Feet
June 08, 2013



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