



**MLS # 70683080 - Price Change
Single Family - Detached**

**125 Huntington Road
Hadley, MA 01035
Hampshire County**

List Price: **\$269,900**

Style: **Ranch**
Total Rooms: **5**
Full/Half/Master Baths: **1/0/No**
Grade School: **Hadley**
High School: **Hopkins**
Directions: **Take Route 47 to Huntington Road, or take North Maple to Huntington Road.**

Color: **Gray**
Bedrooms: **3**
Fireplaces: **1**
Middle School: **Hadley**

Remarks

Beautiful, newly renovated and ready to go! A great home for the first time buyer or empty nester. Hardwood and tile floors, tiled bath, fireplace with built-ins, crown moldings, beadboard, chair rail- high-end details throughout. Replacement windows, new roof, doors, floors, quality fixtures, lights, new appliances and more. Screened porch and fenced in back yard are just a few of the features of this great home. This home is convenient to everything with low Hadley taxes! A must see!

Property Information

Approx. Living Area: **1056 sq. ft.**
Living Area Includes:
Living Area Source: **Public Record**
Living Area Disclosures:

Approx. Acres: **0.36 (15682 sq. ft.)**
Heat Zones: **6 Electric**
Cool Zones: **0 None**

Garage Spaces: **1 Attached**
Parking Spaces: **2 Off-Street**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor
Kitchen:	1		Ceramic Tile Floor, Dining Area, Pantry
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor
Bedroom 3:	1		Cedar Closet, Hard Wood Floor
Bath 1:	1		Full Bath, Ceramic Tile Floor
Workshop:	B		--

Features

Appliances: **Range, Dishwasher, Refrigerator**
Area Amenities: **Shopping, Other (See Remarks)**
Basement: **Yes Full, Partially Finished, Garage Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **100 Amps**
Energy Features: **Insulated Windows**
Exterior: **Vinyl**
Exterior Features: **Enclosed Porch, Gutters, Screens, Fenced Yard**
Flooring: **Wood, Tile**
Foundation Size: **0**
Foundation Description: **Poured Concrete**
Hot Water: **Electric**
Insulation: **Unknown**
Interior Features: **Cable Available**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, Private Sewerage**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **Agent has vested interest in property.**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Available: **No**
Year Built: **1960** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$176,900**
Tax: **\$1641.63** Tax Year: **2006**
Book: **1485** Page: **105**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Build-A-Rate Realty** (413) 584-7710
Listing Agent: **Peter Gelinas** (413) 584-7710
Team Member:
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Call List Agent**
Showing: Facilitator: **Call List Office, Call List Agent**
Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2**
Facilitator: **2**

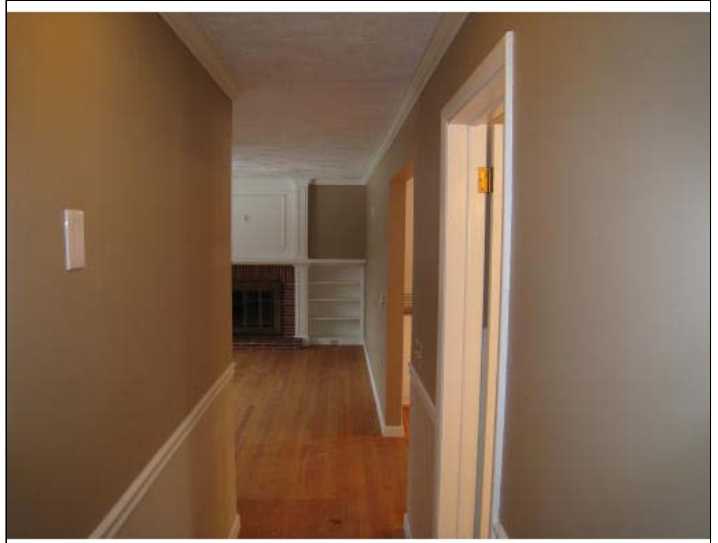
Firm Remarks

Easy to show. Lock box. Vacant.

Market Information

Listing Date: **11/30/2007**
Days on Market: Property has been on the market for a total of **44** day(s)
Expiration Date:
Original Price: **\$272,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **44** day(s)
Office Market Time: Office has listed this property for **44** day(s)







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