



**MLS # 71355748 - Under Agreement
Single Family - Detached**

**4 French St
Hadley, MA 01035-9637
Hampshire County**

List Price: **\$229,900**

Style: **Cottage**
Color: **Green**
Grade School: **Hadley**
Middle School: **Hadley**
High School: **Hopkins**
Handicap Access/Features:

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 0h**
Master Bath: **No**
Fireplaces: **0**

Directions: **Take Route 47 to French Street. In the center of North Hadley.**

Remarks

Property Information

Approx. Living Area: **1134 sq. ft.** Approx. Acres: **0.21 (9148 sq. ft.)** Garage Spaces: **1 Detached, Storage, Work Area, Side Entry**
Living Area Includes: Heat Zones: **2 Hot Water Baseboard, Propane** Parking Spaces: **3 Off-Street**
Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage:
Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Cable Hookup, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Open Floor Plan
Kitchen:	1		Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Dining Area, Balcony / Deck, Recessed Lighting
Master Bedroom:	1		Ceiling - Coffered, Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	2		Skylight, Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Skylight, Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1		Closet, Flooring - Stone/Ceramic Tile, Attic Access, Dryer Hookup - Gas, Exterior Access
Loft:	2		Skylight, Flooring - Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Shopping, Walk/Jog Trails, Conservation Area**
Basement: **Yes Partial, Crawl, Interior Access, Bulkhead, Sump Pump, Dirt Floor, Concrete Floor**
Beach: **No**
Construction: **Frame, Post & Beam**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Vinyl**
Exterior Features: **Porch, Porch - Screened, Screens**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size: **0**
Foundation Description: **Poured Concrete, Concrete Block, Fieldstone, Brick, Irregular**
Hot Water: **Propane Gas, Tankless**
Insulation: **Full, Fiberglass, Blown In, Mixed**
Interior Features: **Cable Available, Finish - Sheetrock**
Lot Description: **Additional Land Avail., Gentle Slope, Scenic View(s)**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **City/Town Water**
Waterfront: **Yes, River, Frontage**
Water View: **Yes, River**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Disclosures:
Exclusions:
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features:
Year Built: **1875** Source: **Public Record**
Year Built Description: **Renovated Since, Unknown/Mixed**
Year Round: **Yes**
Short Sale w/Lndr.App Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0006B B:0046 L:0000**
Assessed: **\$162,500**
Tax: **\$1612** Tax Year: **2011**
Book: **10469** Page: **109**
Cert: **0000002721**
Zoning Code: **Res**
Map: Block: Lot:



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