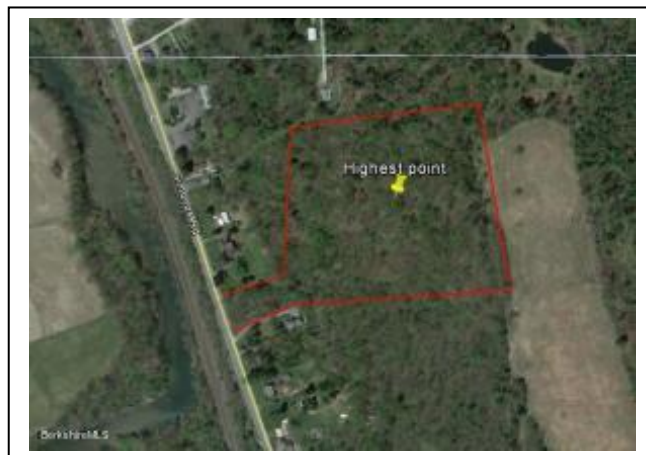




NUVALLIE REALTY
 413-441-0619 (fax 413-664-9704)
 Licensed MA, VT & NY
 nuvalierealty@gmail.com
 www.nuvalierealty.com

Acreage, Acreage, Acreage!

Located near the border of VT is approximately 10 acres of wooded land, which abuts the Trustees of the Reservations. Great opportunity to develop a new primary or second home. Located close to Williams College, Clark Art Museum, Mass MoCA in neighboring North Adams, MA, Mt. Greylock, and other area attractions. Contact Broker, Mike Nuvalle, at 413-441-0619 or at nuvalierealty@gmail.com.



Property Address: Simonds Road, Williamstown, MA 01267

Offered At: \$299,900

General Property Information

Assessor Map #	135	Assessor Lot #	11
Book #	1394	Page #	977
Lot Size	approx. 10.04 acres	Zoning	Multi
Assessment	\$105,800 (FY'24)	Taxes	\$1,661.76 (FY'24)
Water	Municipal water available in Simonds Rd. (Rt. 7)	Sewer	Municipal sewer available in Simonds Rd. (Rt. 7)

Other utilities: There is electrical power out on the main road. Connections to water and sewer should be confirmed with the Town.

Comments: Accessed driveway/roadway from main road, about two to three hundred feet up from Rt. 7 that opens up at top to a squared-like parcel. Great potential for new home with cleared westerly views! This land abuts the Trustees of the Reservations. Deed references subject rights to abutter for roadway access for utility/line services, and a second ingress/egress right upon a 50' wide strip for utility servicing. Town has acreage listed at 9.9 that is in error.

Directions: From downtown Williamstown near the Cumberland Farms on Route 2; head west on Route 2 (Main St.) and turn right onto Route 7 N) for about 1.2 miles (Town Hall will be on your left), and stay straight for about 2 miles up to and near the VT border just before the Green Valley motel. The subject acreage is on your right-hand side about half mile before border.

Note. All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Information was supplied by the Seller and has not been checked for accuracy by the Broker. Public information is subject to verification. Each item is subject to direct inquiry by the Buyer(s), and the Buyer(s) will be so advised. The Broker makes no representations regarding the condition of the structure or its mechanical components. Any information given herewith is obtained from sources we consider reliable; however, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market or change in price or terms without notice. All measurements and dimensions are approximate.

Thank you from Nuvalle Realty, established by Joseph A. Nuvalle in 1972

