



## NUVALLIE REALTY

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### **Single-Family 2 Bedrooms, 1 Bath with Acreage**

Vermont fixer-upper home with ton of possibilities! Privacy, lots of land to have farm animals, 7.7 acres, close to North Adams, MA and its features like Mt. Greylock, Hoosac Tunnel and Mass MoCA, yet also close to Mt. Snow, VT for skiers, A lot of hiking trails all around this area, Appalachian Trail, Green Mountain National Forrest, VAST snowmobiling trail network, snowshoeing, endless fun!

To arrange for your personal showing or other details, contact Broker, Mike Nuvalle, at 413-441-0619, or e-mail nuvallierealty@gmail.com.



Property Address: 3623 Main Road, Stamford, VT 05352

Offered At: \$350,000

Possession: After Closing

#### ***1<sup>st</sup> Floor***

Front Deck: 17 ¾' x 10' open wooden deck with entry into dining area

Side Deck: 8' x 6' open wood deck at second level from main bedroom

Kitchen: 13' x 7' with small-jog, wooden cabinetry throughout, single bowl s.s. sink, hardwood floor, included are the electric stove and refrigerator in their "as-is" condition with no warranties

Den/Dining Room Combination: 23' x 12', laminate flooring, wood stove insert included as-is with no warranty, ceiling/light fan

Bathroom: 7' x 4 ¾', full bath with tub/shower, sink/vanity unit, medicine cabinet, light/exhaust fan, ceramic tile floor

Bedroom (off Kitchen): 13' x 9', w-t-w carpeting, closet, attic access (pull-down stair unit)

#### ***2<sup>nd</sup> Floor***

Livingroom: 18 ¼' x 17 ¼', picture window, w-t-w carpeting, attic hatch access in ceiling

Main Bedroom: 12 ¾' x 17 ¼', w-t-w carpeting, closet, exit door to side small side deck

#### ***Basement Level***

Full basement with concrete floor (under main part of home, other section is on concrete piers), washer and dryer included in their as-is condition with no warranties, area for boiler, hot water tank and pressure tank from well, basement is heated and runs off the 1<sup>st</sup> floor zone. Electric hot water heater is new summer 2023, pressure tank is about 2 years old, and well pump is about 15 years old

## Other

Right-Of-Way: Approx. 20'x20' ROW access from main road through abutter's land and up to the boundary or this home's private driveway; driveway is about 1,000' to the home

Attic: Full attic, rafters fiberglass insulated, fully floored, 1 window unit at gable-end, lighting (accessed from small bedroom)

Shed: 12 ½' x 8 ½' wooden shed (no power), asphalt shingled roof (age unknown)

Small barn/shed: Small barn with metal roofing, 220-V feed from house, which can also feed the shed if hooked up

Lead Paint: Unknown

## General Property Information

Age of Home	circa 1972 per Assessor	Plumbing	copper and plastic
Construction	wood-frame	Water	artesian well (approx. 150')
Foundation	concrete (main portion), concrete piers for the addition	Sewer	Septic (served by Delmolino's)
Floors	mixture of hardwood, ceramic and w-t-w carpeting as noted above by room	Wiring	100 amp, circuit breakers (underground 220-V feed to small barn)
Windows	casement crank-out wooden units	Heat	oil-fired FHW baseboard, Burnham boiler, 2-zone (3 <sup>rd</sup> zone available but not in use)
Storms	none	Hot Water	electric hot water heater (new summer 2023)
Siding	rough-cut board and batten	Garage	None
Color	light grey	Lot size	about 7.77 acres per Assessor
Roof	asphalt shingles (main rear elevation about 1 year old, opposite is about 4 years old), lower roof over addition is about 10 yrs.	Schools	Stamford Elementary, Twin Valley High (also interstate school choice)
Insulation	Fiberglass in attic rafters, balance unknown	Fuel	oil (wood is secondary)
Supplier	Preite Oil of North Adams	Usage	80-100 gallons yrly (owner burns wood mostly)
SPAN #	609-191-10537	Map & Lot #	00SH10080L.000
Book #	59	Page #	302
Assessment	\$240,700 (FY'24)	Taxes	\$4,118.62 (FY'24)
Flood Zone	unknown	Zoning	2 zones ( <i>Residential and Rural</i> )

**Items Included in Sale:** Electric stove, refrigerator, washer, dryer and wood stove insert. All these items are included in their "as-is" condition with no written or implied warranties given.

**Items Not Included in Sale:** Satellite Dish is rented at \$100 monthly from Huges Net

**Directions:** From downtown at corner of Eagle Street and Union Street (Rt. 2) near the Dunkin Donuts in North Adams, proceed east on Union Street (Rt. 2) and stay straight to get to the fork of Rt. 2 and Rt 8, stay left at fork on Rt. 8 and proceed all the way on this road that crosses into Clarksburg, MA, and then into Stamford, VT that turns into RT.100. Stay on this road, turn left at the white house, which is the abutter's house in which the right-of-way exists with for entry into this home. The total distance from Dunkin Donuts to the home is about 7.8 miles.

**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

