

BERKSHIRE PROPERTY AGENTS.COM

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PROPERTY 002L

ONE LAST BUILDING LOT AVAILABLE in BIRCHRIDGE OF SHERLOCK MOUNTAIN, where a 50 acre reserve is shared by six private parcels on 110 acres in Great Barrington. Each home site is thoughtfully located and selectively cleared to reveal sweeping panoramic views of rolling hills and a verdant valley below. A common trail leads to an 18 acre open meadow below and over 350 feet of waterfront access on the Williams River for fishing, canoeing and kayaking. All sites have completed long drives with underground services and approved 5 bedroom septic plans. Each owner is deeded a 1/6th interest in the reserve, under a recreational restriction, 61B, with substantial tax abatement. Only ONE 10 acre lot is still available! The vision of Birchridge is to preserve a vast area of open, natural space in the heart of the Berkshires and provide six exclusive home sites for innovative, integrated architecture. Log on to www.birchridgeofsherlockmtn.com for more info. LOT #4 in Birchridge South is nestled into its own little valley. Please call us for a tour of this special property, just minutes from downtown Great Barrington and Stockbridge.

Price: \$ 249,500

Where: GREAT BARRINGTON, MA, USA

County: BERKSHIRE

Acres: 10

Taxes: 4097.38

Status: Active

Features: VALLEY AND MOUNTAIN VIEWS, PRIVATE LANDSCAPED DRIVES, CLEARED AND PREPPED BUILDING SITES, PRIMARY POWER TO EACH SITE, 5 BEDROOM SEPTIC APPROVALS, WILLIAMS RIVER WATERFRONT ACCESS, HIKING TRAILS, CLOSE TO ALL BERKSHIRE AMENITIES AND CULTURAL ACTIVITIES

Percs: YES



BIRCHRIDGE OF SHERLOCK MOUNTAIN

Each lot approximately 10 acres with 1/6 ownership in 50 acre natural preserve.

Fabulous location on a beautiful country road just minutes from downtown Great Barrington.

Sweeping panoramic views.

Installed gravel driveways and underground conduit for utilities.

Approved 5 bedroom septic plan.

Residential master plan by Okerstrom Lang, Landscape Architects.

Deeded "no cut zones" of natural woodland buffers between homesites.

Sherlock Mountain Reserve: 50 acres with hiking trails through woodlands, open fields, and 200' access to Williams River. 625 Tax abatement.

For information:

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