

## PROPERTY 012

LAKE BUEL VIEWS AND ACCESS from this EFFICIENT 2008 Contemporary with three bedrooms and two and a half baths, will please a buyer who wants a thoughtfully crafted home. Obvious from the start this property packs a punch on its footprint with the amenities one would add if given the chance. Just a short stroll down the lane to a shared lake lot and dock for summer swims and waterskiing. Winter sports are available just 3.5 miles away at Ski Butternut in Great Barrington and Kutcher's Sports Camp is nearby.



Step inside onto Ash floors and notice lake views from the great room and master suite; then from the family room to the woodlands behind. Custom window treatments filter the bright light. Cathedral master suite, central A/C and vacuum, stainless Energy Star appliances, gas wood stove, and a "hot soak" tub are only a few of the many features. There is a Hepa filter and humidifier on the heating system, water treatment, and a new well and waste system. A sweet insulated shed is just begging to be a teen bunkhouse just off the backyard patio. Spotless from top to bottom. Only 1,345 gallons of propane fuel used from 10/10 to 10/11.



Price: \$ 499,000  
Where: NEW MARLBOROUGH, MA, USA  
County: BERKSHIRE  
Baths: 2.5  
Beds: 3  
Rooms: 6  
Square Ft: 1920  
Acres: 0.13  
Style: CONTEMPORARY LAKE HOUSE  
Taxes: 1997.62  
Year Built: 2008  
Status: Active

Interior: BRIGHT OPEN SPACE, ASH FLOORS, CATHEDRAL CEILINGS, BUILT-INS, WINDOW WALL, HEATED FRONT PORCH



Exterior: CEDAR CLAPBOARD, RIGHTS TO SHARED LAKE LOT, PATIO, INSULATED SHED

Equipment: PROPANE-FIRED FORCED AIR HEAT WITH HEPA FILTER AND HUMIDIFICATION, CENTRAL VACUUM, WATER PURIFICATION, TANKLESS CONSTANT HOT WATER, DISHWASHER, RANGE/STOVE

