

# BERKSHIRE PROPERTY AGENTS.COM

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12 Railroad Street, Great Barrington, MA 01230

## PROPERTY 055

A BEAUTIFUL HISTORIC HOUSE in a lovely location high up on the New Marlborough and Sheffield border on sixteen acres. Two acres consists of the residence with a bordering stream, and eleven acres of established pastures, grand old trees, deep woods and winter views to the west. Across the quiet road are an additional three acres with a beaver pond, providing visual protection.

Extensive renovations have been completed on the structure, including a new kitchen and master suite wing with a wrap around covered porch, but some finishing will be required by the buyer such as kitchen build-out, and finishing baths.

Sensitive renovations left three re-lined, central core fireplaces and some old wood floors, but include new electric, plumbing, bathrooms, mechanicals including central air, all new Windows, a roof, foundation work and so on.

The new addition has radiant heated mushroom wood floors in the open kitchen great room. Located on a back road, just minutes to both Sheffield and Great Barrington centers. Some water damage has occurred in the kitchen area, but the final finishing of this property will result in a positive investment due to the fantastic situation.



Price: \$ 550,000  
Where: SHEFFIELD, MA, USA  
County: BERKSHIRE  
Baths: 2.5  
Beds: 3  
Rooms: 8  
Square Ft: 2504  
Acres: 16.49  
Style: RENOVATED EARLY COLONIAL  
Taxes: 7734  
Year Built: 1799  
Status:

Interior: WOOD FLOORS, 3 FIREPLACES,  
NEW KITCHEN GREAT ROOM  
WING AND MASTER SUITE, NEW  
BATHS.

Exterior: BEAVER POND, RURAL SETTING,  
SEASONAL BROOK,  
ESTABLISHED PASTURES, DEEP  
WOODS, WINTER VIEWS.

Equipment: NEW FURNACE/BOILER AND  
MECHANICALS, NEW INSULATED  
WINDOWS, CENTRAL A/C

