



Condominium

MLS 172683

Status Active

Price \$610,000



Address 125 River Birch Lane  
Dalton MA 01226

\*Rooms 7  
\*Bedrooms 5  
\*Full Baths 3  
\*Half Baths  
\*Year Built Apx 2004  
Style Multi-Level  
Exterior Color Blue  
\*Sq Ft Liv Apx 3,477  
Sq Ft Source Assessor  
Lot Size Apx  
Association Slvr.Maple Frm.Assoc  
Condo Fee \$225.

Room Name	Lv	Dimensions Apx
Great Room	1	26 x 16
Dining	1	10.4 x 9.6
Brkfast Nook	1	9 x 9
Kitchen	1	13 x 8.6
Master Bedrm	1	17 x 12
Master Bath	1	
Bedroom	1	12 x 11
Bedroom	1	12 x 11
Bath - Full	1	
Family	L	
Bedroom	L	13 x 17
Bedroom	L	13 x 17
Bath - Full	L	

Zoning Residential  
\*Book 3065  
\*Page 310  
\*Map Ref 233.10.23  
\*Tax Year 2006  
\*Taxes \$ \$5,061  
\*Assess Amt \$ \$307,700  
\*Assess Year 2006  
Betterment  
Views Distant, Hill/Mountain  
Unit Waterfront  
Garage 2 Car, Attached, Auto Op  
Basement Full, Finished-Fully, Wall  
Appliances Incl Dishwasher, Disposal, Dryer, Microwave, Range/Stove, Refrigerator  
Interior Amenities 1st Fl Master Bdrm, Alarm System, Cable Avail, Central A/C, Central Vacuum, Fireplace(s), Jet Tub  
Exterior Amenities Deck, Porch, Privacy, Private Pool, Trash Private  
Floor Carpet, Ceramic, Wood  
Construction Wood Frame  
Comm Features Club House, Landscaped, Pool, Tennis Court, Pets Allowed  
Exterior Other  
Roof Asphalt  
Heat/Cool Central AC, Forced Air, Gas Furnace  
Fuel Nat Gas  
Fuel Usage  
Hot Water Nat Gas  
Insulation Fiberglass, Cellulose  
Lead Paint No  
Electric 200 Amp  
Water Private  
Sewer Public  
Title V None  
Title V Date  
Undergrnd Tank No  
Region Central Berkshire  
Restrict Covenants Yes  
Seller Deed Yes  
Master Deed Yes  
Elem School Craneville  
Middle School Nessacus  
High School Wahconah  
Gas Fireplace # 1  
Wood Fireplace #  
Wood Stove #  
Pellet Stove #  
Stove Permit  
Laundry In Unit  
Unit # 23  
Bldg/Unit # 23  
Floor Level of Unit 1  
Parking # 2  
Parking Garaged  
Dishwasher, Disposal, Dryer, Microwave, Range/Stove, Refrigerator  
1st Fl Master Bdrm, Alarm System, Cable Avail, Central A/C, Central Vacuum, Fireplace(s), Jet Tub  
Deck, Porch, Privacy, Private Pool, Trash Private  
Carpet, Ceramic, Wood  
Wood Frame  
Club House, Landscaped, Pool, Tennis Court, Pets Allowed  
Other  
Asphalt  
Central AC, Forced Air, Gas Furnace  
Nat Gas  
None  
None  
No  
Central Berkshire  
Yes  
Yes  
Yes  
Possession tbd  
Seller Terms  
Seller Discl Yes  
Agent Related No

Public Remarks VIEWS & PRIVACY. One of the nicer units at the end of a cul-de-sac, 5 bedrooms, 3 full bathrooms, screened porch, 2 car overzied garage. Custom window treatments, mirrored wall in dining area, plasma TV over fireplace stays! Security system, main floor laundry. Two tennis courts with Har-tru surfaces, Clubhouse with fitness center and inground heated pool open from Memorial Day to Labor Day! Watch the deer play from your breakfast nook!

Directions Williams Street to Division Street, Red Barn Road and Silver Maple Farm are on your right. River Birch Lane is off the second circle, all the way down to the end.

Realtor-to-Realtor 24 hours notice to show, please.

DOM	5	BAC	2%	Limited Service	No
Listing Agent	Barbara Osborne	Agent Phone	(413) 655-0003	SAC	0
Listing Office	Ashmere Realty, Inc.	Office Phone	(413) 655-0003	NAC	2%
				Side Agreement	No
				Internet	Yes

Selling Price	Sold Financing	Closing Date
Selling Agent	Agent Phone	Buyer
Selling Office	Office Phone	Seller
Concessions		Fontana