

Mary F. Malinski, Broker, Paralegal
SUMNER ASSOCIATES, INC.
 (413) 566-2288 Office
 (413) 505-9500 Mobile
 mmalinski@aol.com
 SumnerSells.com

28 Castle Hill Rd - Unit C
 Agawam, MA 01001-2460
 Condo

MLS #: **71888046** Status: **Active**
 List Price: **\$229,900**
 List Date: **8/12/2015**
 Area: Off Market Date:
 List\$/SqFt: **\$190.31**
 Days on Market (Total): **29** Days on Market (Office): **29**

Property Features

Rooms: **6** Style: **Garden, Loft**
 Bedrooms: **2** Type: **Condo**
 Baths: **2f 0h** Unit Level **1**
 Master Bath: **Yes** Placement: **Ground**
 Fireplaces: **1** Apprx Living Area: **1208 sq.ft.**
 Year Built: **1998** Outdoor Space Avail:
 # Units: **230** Garage: **1 Attached, Garage Door Opener**
 Elevator: Parking: **2 --**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$288.14**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Clubroom, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet
Kitchen:	1		Flooring - Wood
Master Bedroom:	1		Bathroom - Full, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full
Bath 2:	1		Bathroom - Full
Laundry:	1		--

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Basement: **Yes**
 Construction: **Frame**
 Cooling: **Central Air**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Vinyl**
 Exterior Features: **Deck - Wood**
 Facing Direction: **North**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Cable Available**
 Lead Paint: **Unknown**
 Living Area Disclosures: **Lower level has windows allowing for opportunity to have nice finished rooms.**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Short Sale w/Lndr.App Req: **No**
 Lender Owned: **No**

Remarks

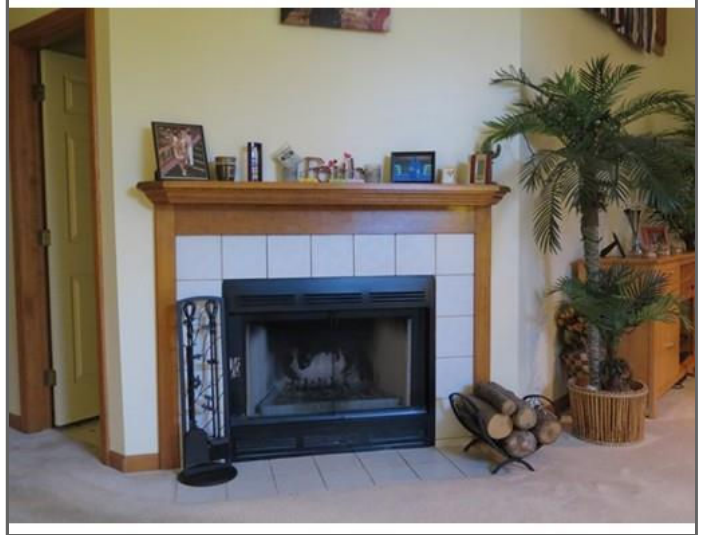
Lovely ranch style unit with perfect location at back of complex with private setting. Spacious and inviting floor plan with cathedral ceiling, a gracious living room with a palladium window and cozy fireplace, open dining area and fully appliance kitchen with lots of cabinetry and hardwood flooring. Master bedroom suite with vaulted ceiling and private bath, additional full bath and a bedroom with slider to a private deck. A delightful second floor loft offers a perfect spot for an additional bedroom, office or sitting area. First floor laundry and linen closet, and access to one car garage with electric door opener. Full basement has two windows offering a great opportunity for additional finished space. This is a wonderfully cared for unit in an ideal location.

Tax Information

2015 Taxes: **\$3183** Assessment: **\$202,200** Cert: Zoning Code: **RA3**
 Pin #: **M:00J7 B:0028 L:28C** Map: Block: Lot: Book: **20561** Page: **451**

Listing Information

Directions: **Off Silver or Suffield**
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered** Original Price: **\$229,900**
 Showing: Buyer-Agent: **Call List Agent, Lock Box, Appointment Required** Sub-Agent Comp.: **Not Offered**
 Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required** Buyer Agent Comp.: **2.5**
 Special Showing Instructions: **Email: mmalinski@aol.com or TEXT (preferred) or Call: 413-505-9500. OCCUPIED must be confirmed.** Facilitator Comp.: **1.0**
 Disclosures: Compensation Based On: **Net Sale Price**
 Listing Office: **Sumner Associates, Inc. (413) 566-2288** Listing Agent: **Mary Malinski (413) 505-9500**







The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2015 MLS Property Information Network, Inc.