

**17 Redford
Northampton, MA 01062
Single Family**

MLS #: **71298785** Status: **New**
 List Price: **\$125,000**
 List Date: **10/11/2011**
 Area: Off Market Date:
 Days on Market (Total): **0** Days on Market (Office): **0**



Property Features

Rooms: **5** Style: **Ranch**
 Bedrooms: **3** Type: **Detached**
 Full Bath: **1** Apprx Acres: **0.29**
 Half Bath: **0** Apprx Lot Size: **12632 sq.ft.**
 Master Bath: Apprx Living Area: **1062 sq.ft.**
 Fireplaces: **0** Foundation Size: **40 x 27 (Poured Concrete)**
 Year Built: **1964** Garage: **1 Carport**
 Color: **Green** Parking: **3 Paved Driveway**

Room Descriptions

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor, Wall to Wall Carpet
Kitchen:	1		Dining Area, Vinyl Flooring
Master Bedroom:	1		Hard Wood Floor
Bedroom 2:	1		Hard Wood Floor, Wall to Wall Carpet
Bedroom 3:	1		Hard Wood Floor, Wall to Wall Carpet
Bath 1:	1		Linen Closet, Vinyl Flooring
Laundry:	B		--

Features & Other Information

Appliances: **Wall Oven, Countertop Range, Refrigerator, Washer, Dryer**
 Area Amenities: **Walk/Jog Trails, Medical Facility**
 Basement: **Yes Full, Concrete Floor**
 Construction: **Frame**
 Cooling: **None**
 Disclosures: **Shower wall has water damage from shower, limited history of house, estate sale, home is occupied.**
 Electric: **Circuit Breakers**
 Exclusions:
 Exterior: **Shingles, Wood**
 Exterior Features: **Handicap Access**
 Heating: **Forced Air, Gas**
 Hot Water: **Natural Gas, Tank**
 Interior Features: **Security System, Cable Available**
 Lead Paint: **Unknown**
 Road Type: **Public**
 Roof: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **City/Town Water, City/Town Sewer**
 Waterfront: **No**

Remarks

Nestled in desirable neighborhood this solid one-owner ranch is a diamond in the rough that will shine again with a bit of work. Hardwood floors under carpet in living room, hallway, and bedrooms, natural gas heat and hot water, flat, spacious quarter-acre yard. First showings at open house on Sunday, October 16th from 12:00 to 2:00.

Tax Information

Pin #:
 Map: **36** Block: **59** Lot:
 Assessment: **\$184,600**
 Taxes: **\$2392** Tax Year: **2011**
 Book: **1477** Page: **509**
 Cert:
 Zoning Code: **Res**

Listing Information

Directions: **Burts Pit to Redford** Original Price: **\$125,000**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered** Sub-Agent Comp.: **Not Offered**
 Showing: Buyer-Agent: **Call List Office** Buyer Agent Comp.: **2.25**
 Showing: Facilitator: **Call List Office** Facilitator Comp.: **2**
 Special Showing Instructions: **Showings start at open house on Sunday, October 16th from 12:00 to 2:00.**
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No**
 Firm Remarks: **First showings at open house on Sunday, October 16th from 12:00 to 2:00. Home is occupied.**
 Listing Office: **Delap Real Estate**  **(413) 586-9111** Listing Agent: **Holly Young**  **(413) 320-8025**

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