



**MLS # 71155140 - Active
Single Family - Detached**

**95 North Maple
Hadley, MA : North Hadley 01035
Hampshire County**

Style: **Colonial**
Total Rooms: **8**
Full/Half/Master Baths: **2/1/Yes**
Grade School: **Hadley**
High School: **Hopkins**

List Price: **\$449,900**

Color: **Tan**
Bedrooms: **4**
Fireplaces: **1**
Middle School: **Hadley**

Directions: **Take Route 9 to North Maple. Or close to intersection of Rocky Hill Road and North Maple.**

Remarks

Under Construction- this well thought-out home boasts a very generous floorplan with many high-end amenities, such as an oversized master suite with sitting area, large walk-in closets throughout, oversized bedrooms, brick and stone details, and more. Even more space awaits in the expandable walk-out basement- a unique find with lots of versatility. Construction has just started- there are still lots of options for customization and selections, so step in now to make this home your own.

Property Information

Approx. Living Area: **2200 sq. ft.** Approx. Acres: **1.07 (46682 sq. ft.)** Garage Spaces: **2 Attached, Side Entry, Insulated**
Living Area Includes: Heat Zones: **2 Central Heat, Forced Air, Oil** Parking Spaces: **4 Off-Street, Paved Driveway**
Living Area Source: **Other** Cool Zones: **2 Central Air** Approx. Street Frontage: **200 ft**
Living Area Disclosures: **Square footage approx. To be built.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Hard Wood Floor
Dining Room:	1		Hard Wood Floor, Balcony /Deck, French Doors
Kitchen:	1		Stone / Ceramic Tile Floor, Dining Area, Stone / Granite / Solid Countertops
Master Bedroom:	2	24x14	Full Bath, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	13x13	Walk-in Closet, Wall to Wall Carpet
Bedroom 3:	2	14x12	Walk-in Closet, Wall to Wall Carpet
Bedroom 4:	2	11x12	Walk-in Closet, Wall to Wall Carpet
Bath 1:	1		Half Bath
Bath 2:	2		Full Bath
Bath 3:	2		Full Bath, Linen Closet
Laundry:	2		Stone / Ceramic Tile Floor

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, University, Other (See Remarks)**
Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor**
Beach: **No**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Prog. Thermostat**
Exterior: **Vinyl, Brick, Stone**
Exterior Features: **Porch, Deck, Gutters, Screens**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size: **0**
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Insulation: **Full, Fiberglass**
Interior Features: **Central Vacuum, Cable Available, Finish - Sheetrock**
Lot Description: **Paved Drive**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer and Water: **City/Town Water, Private Sewerage**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Waterfront: **No**



Other Property Info

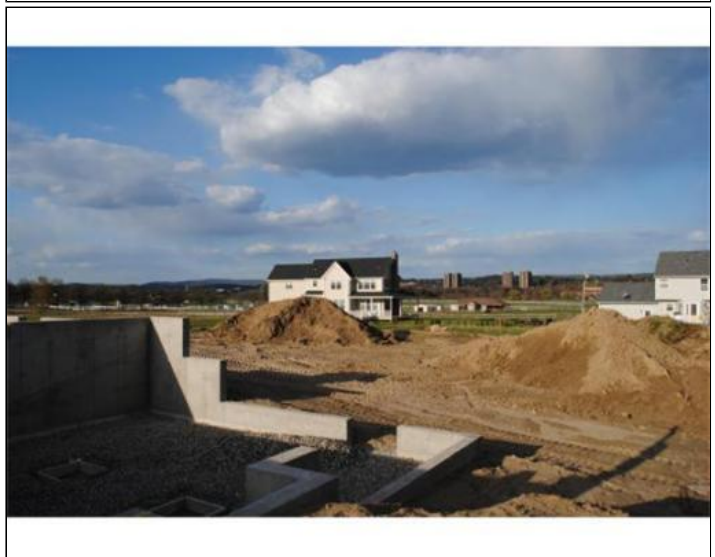
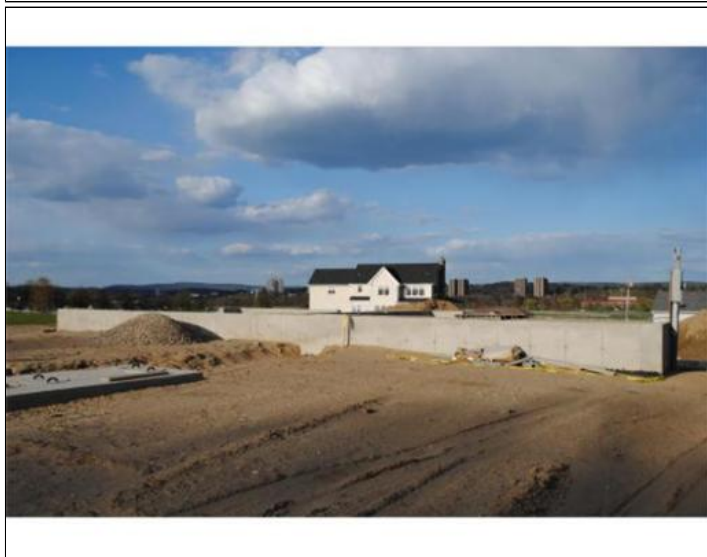
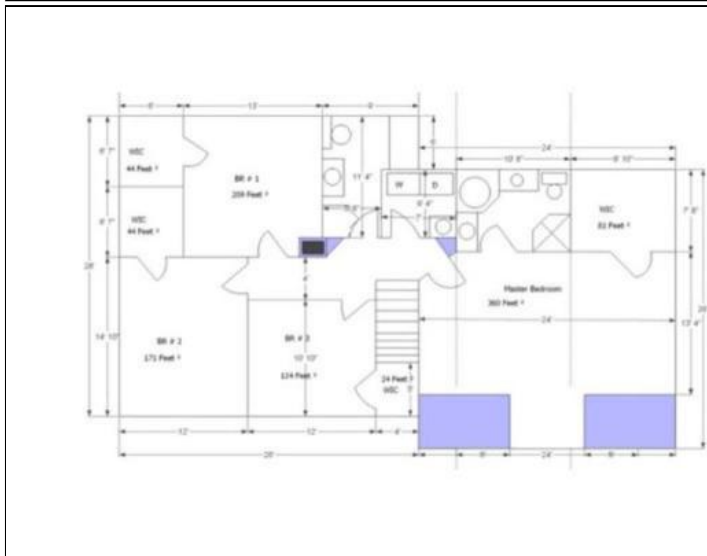
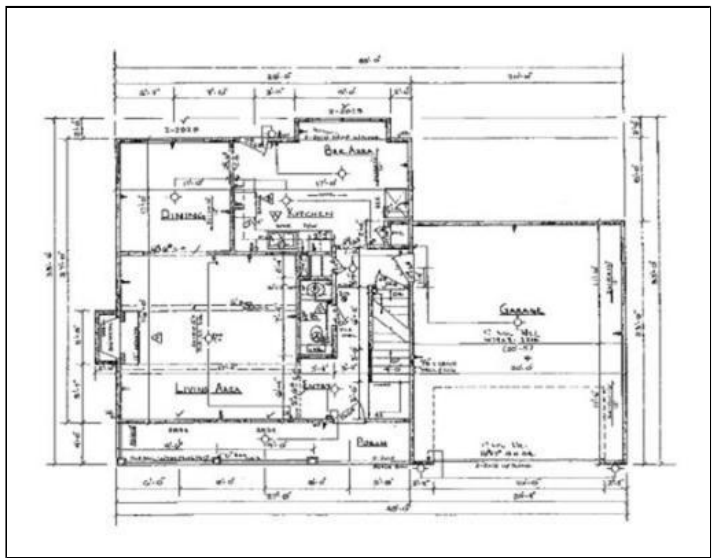
Adult Community: **No**
Disclosure Declaration: **No**
Disclosures: **Property to be built. Central Vac roughed in.**
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: **No** Warranty Available: **Yes**
Year Built: **2010** Source: **Builder**
Year Built Description: **To Be Built**
Year Round: **Yes**

Tax Information

Pin #:
Assessed: **\$0**
Tax: **\$0** Tax Year: **2010**
Book: **0** Page: **0**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

Office/Agent Information

Office: Realty Rate  (413) 584-7710Ext. 102
Agent: Peter Gelinas  (413) 584-7710





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