



## NUVALLIE REALTY

Licensed MA, VT & NY

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### Quality Building Lot

Approved building lot near downtown Lanesborough ready to suit your building home desires! Nestled in close proximity with easy driving distances to some of the area's premiere attractions such as Jiminy Peak Ski Resort, Broadie Mt., Taconic Country Club, Waubeka Golf Links, Taconic Golf Course, Skyline Country Club, Donnybrook Golf Course, Stockbridge, Clark Art Institute, Williams College, Mass College of Liberal Arts, Mass MoCA, Mt. Greylock (the state's highest peak), and walking distance to Pontoosuc Lake! For further details or to arrange for your personal showing, call Broker/Agent Mike Nuallie at 441-0619 or e-mail him at nuvallierealty@gmail.com. Come look---make an offer!



Property Address: Lot # 1, Stormview Road, Lanesborough, MA 01237

Offered At: \$70,000  
Now Asking \$63,000

### General Property Information

Map #	Assessor Map # 235	Lot #	Assessor Lot # 2.3
Book #	1266	Page	793
Lot Size	approx. 2.398 acres	Zoning	R-3
Assessment	\$65,000 (FY'18)	Taxes	\$1,391.00 (FY'18)
Water	municipal	Sewer	no municipal sewer (needs septic system)
Frontage	151 LF	Approved Bldg. Lot	yes
Floodplain	no	Wetland	no

If well on site: n/a                      tested: n/a                      gals/minute: n/a

Other utilities: Cable and power are located on street; there is no natural gas or municipal sewer services in roadway

Comments: This is shown as Lot # 1 on a plan entitled "Plan of Land Surveyed for John M. & Kathleen M. Baker Lanesborough, Massachusetts", dated July 15, 2005, prepared by SK Design Group, Inc. and recorded in the Northern Berkshire Registry of Deeds on November 15, 2005 in Plat A and containing according to said plan 104,472.58 SF/2.398 acres.

For directions, take Route 7 from the center of Lanesborough (near the local police dept.) south for about 2 miles, turn left onto Stormview Road, lot is the second one in on left hand side.

**Note.** All Brokers/Salespersons represent the seller, not the buyer, in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions. Information was supplied by the Seller and has not been checked for accuracy by the Broker. Public information is subject to verification. Each item is subject to direct inquiry by the Buyer(s), and the Buyer(s) will be so advised. The Broker makes no representations regarding the condition of the structure or its mechanical components. Any information given herewith is obtained from sources we consider reliable; however, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market or change in price or terms without notice. All measurements and dimensions are approximate.

*Thank you from Nuallie Realty, established by Joseph A. Nuallie in 1972*