

Residential

MLS 177717 Status Active

Price \$1,175,000



Address **80 Cunningham Hill Road**  
**Richmond MA 01254**

Zoning	<b>Residential</b>	Elem School
*Book	<b>2586</b>	Middle School
*Page	<b>293</b>	High School
*Map Ref	<b>406-0016-</b>	Gas Fireplace #
*Tax Year	<b>2006</b>	Wood Fireplace # <b>1</b>
*Taxes \$	<b>\$1</b>	Wood Stove #
*Assess Amt \$	<b>\$1</b>	Pellet Stove #
*Assess Year	<b>2006</b>	Stove Permit
Betterment		
Views		
Waterfront		
Garage	<b>2 Car, Oversized, Attached, Auto Opener</b>	
Basement	<b>Full, Unfinished</b>	
Appliances Incl	<b>Dishwasher, Dryer, Range/Stove, Refrigerator, Washer, Wtr Treatment</b>	
Interior Amenities	<b>Central Vacuum, 1st Fl Master Bdrm, Fireplace(s), Satellite Dish, Walk-In Closet(s)</b>	
Exterior Amenities	<b>Deck, Pool, Porch, Privacy, Trash Private</b>	
Floor	<b>Wood, Mixed, Ceramic, Carpet</b>	
Construction	<b>Wood Frame</b>	
Condition	<b>Newer Construction (0-5 yrs)</b>	
Exterior	<b>Other</b>	
Roof	<b>Asphalt</b>	
Heat/Cool	<b>Central AC, Forced Air, Multizone, Radiant</b>	
Fuel	<b>Propane</b>	
Fuel Usage		
Hot Water	<b>Propane</b>	
Insulation		
Lead Paint	<b>Unk</b>	
Electric	<b>400 Amp</b>	
Water	<b>Private</b>	
Sewer	<b>Private</b>	
Title V	<b>Unk</b>	
Title V Date		
Undergrnd Tank	<b>No</b>	
Region	<b>Central Berkshire</b>	
Restrict Covenants	<b>Unk</b>	Possession <b>tbd</b>
Easement	<b>Unk</b>	Seller Terms
Survey	<b>Yes</b>	Seller Discl <b>No</b>
Right of Way	<b>Unk</b>	Agent Related <b>No</b>

[Photos](#)

[Map](#)

*Rooms	<b>10</b>	*Full Baths	<b>3</b>
*Bedrooms	<b>4</b>	*Half Baths	<b>2</b>
*Year Built Apx	<b>2005</b>		
Style	<b>NE Farmhouse</b>		
Exterior Color	<b>grey</b>		
*Sq Ft Liv Apx	<b>3,700</b>		
Sq Ft Source	<b>Assessor</b>		
Lot Size Apx			
Acres Apx	<b>7.00</b>		
Frontage Apx	<b>941.00</b>		

Room Name	Lv	Dimensions Apx
Kitchen	1	13'5 x 14'3
Living	1	24'11 x 18'6
Dining	1	15'5 x 12'5
Family	1	18'3 x 6'5
Utility Room	1	29' x 6'6
Bath - 1/2	1	
Master Bedrm	1	16' x 15'8
Master Bath	1	21' x 8'5
Bedroom	2	19'11 x 13'3
Bedroom	2	17'4 x 12'4
Bedroom	2	16'6 x 12'4
Bath - Full	1	
Bath - Full	2	
Loft	2	30'5 x 16'5
Office	2	12'2 x 11'10

Public Remarks **Recently built New England farmhouse with a combination open spaces and cozy nooks. High ceilings. Formal dining room. Custom woodwork throughout. Hickory floors in main rooms. Double stove in kitchen with granite countertops. Well thoughtout floor plan for family or vacation use. High end finish details. Nicely sited heated inground pool off rear deck. Some finish details will be completed prior to closing. A portion of the property is in NY State, while the house and 3.5+/- acres are in Richmond.**

Directions **Rt 41 north to 295 west. Cunningham Hill Rd. on the left right before NY State border. 1st house on right. Sign.**