

BOOK OF HOMES

APRIL 2012



For more information on this charming Appleton Avenue Victorian

For more information on this property, see Kinderhook Group, page 7.



The Berkshire Eagle

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This photo does no home justice. To see multiple color photos and complete descriptions of every home in Berkshire County go to www.realtystreet.com or scan QR Code below.



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North Adams

Nice Ranch with hardwood floors. Newly painted, updated kitchen. Large back yard on quiet street. New roof to be installed by owner.

\$135,000



Plinn Street

2 family with newer roof, furnace and windows. 3 bedrooms each unit. Separate utilities. Laundry hookups in each unit. Large backyard.

\$134,900



Sally Carr and Dottie Pires

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\$699,000 199 South St., Pittsfield

High visibility entrance corridor location. General business zone allows many uses, 8,400 S/F, 190 FT frontage, in two modern buildings, 35 onsite parking

OFF RT 20, West Pittsfield \$179,000

Clarkson Ave

INDUSTRIAL 8,000 S/F • 1.1 Acres



\$325,000 Dalton Ave., Pittsfield

- Level Business Zone parcel (C-W-S)
- Use for Office, Retail, etc. • 2 Curb Cuts

INVEST OR USE • CHESHIRE RD

2 High Visibility Commercial Buildings
BLD 1 - 3736 S/F BLD 2 -3360 S/F (rented)
Sale \$235,000 or Lease \$5 NNN/SF/YR



\$289,000 34 North St., Pittsfield

Own a piece of downtown Pittsfield. This small landmark building is located in Pittsfield's business and financial district. Manageable size, 5000 S/F. Newer roof, thermal pane windows, recent HVAC, 3 floors

Westwood Park 2000 + S/F

For Lease with loading dock

Jan



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75 S. Church Street, 6th Floor, Suite 7, Pittsfield, MA 01201

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Immaculate Southeast Colonial
Price: \$229,900



Stunning Center Hall Colonial. This home consists of 4 bedrooms and 1.5 baths. The attic has been completely finished as an office/studio. Beautiful hardwood floors and natural woodwork. Fireplace living room and eat-in kitchen. (See website photos) (RM215)

Business/Residential Potential
Price: \$159,900



Great West Housatonic St. frontage. Multi zoned for light business use. Use to be a functioning greenhouse (still on property) The house boasts natural light and sits on an acre of land. Additional land for sale next door MLS#197654. (See website photos) (RM224)

Southeast Contemporary
Price: \$259,900



4 bedrooms, 2.5 baths. Foyer leading into large living room with oak peg floors and picture window. Formal dining room, kitchen has oak cabinets leading to family room with gas fire place. Master bedroom with double closets and 3/4 bath. (See website photos) (RM220)

Lee Farmhouse
Price: \$209,900



2/3 bedrooms, 2 bath. Great primary or vacation home. New updated kitchen, hardwood floors, newer windows and open floor plan. Rear sunroom and beautiful front porch to relax on. Move-in condition. (See website photos) (RM203)

Cape Close to Lake
Price: \$159,900



3 bedroom, 1 bath. Move-in ready, totally renovated. New roof, new siding, new windows, new garage, and new rear deck. New eat-in kitchen and full bath. Minutes from Onota Lake. (See website photos) (RM217)

Log Home in Becket
Price: \$279,000



Log Home with 26 acres minutes from Jacob's Pillow! 2 bedroom, 1 full bath and potential to finish downstairs walkout basement into family room. Fireplace living room, rear sunroom with two decks and beautiful views! (See website photos) (RM218)

Log Home in Washington
Price: \$299,900



A place of solitude with 12 acres. 3 bedrooms and 3 baths. Master bedroom & full bath on first floor. Open floor plan with cathedral ceilings & skylights. Large wrap around deck with five sliders, alarm system, Japanese soaking tub and shed. (See website photos) (RM225)

Buyers ARE buying
and Homes ARE
selling...
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Now is the time!
Inventory is very low
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SOLD!

Southeast Cape
New Price: \$139,900



3 bedrooms, and 2 full baths. First floor bedroom & full bath. Formal dining room, hardwood floors, newer roof, siding and windows. Large master bedroom on the second floor. Large private level backyard. (See website photos) (RM211)

Lanesboro Ranch
Price: \$149,900



Cozy home with distant views and deeded lake rights! 2 bedroom, 1 bath, move-in condition. Large living room & master bedroom, and nice formal dining area. Finished family room and office in the basement. (See website photos) (RM219)

Westside Land 6 Acres
Price: \$119,900



Make nature your neighbor with this convenient location to all Berkshire amenities. Nice open level lot no need to do any clearing. Land is currently under Chapter 61A Agricultural so taxes are very low. (See website photos) (RM210)

Immaculate Ranch
Price: \$139,900



One level living in this well laid out Ranch 2 bedrooms and 1 bath. Newly redone hardwood floors, newer windows and furnace. Large master bedroom and very spacious living room/dining area. Nice wrap around deck with views. (See website photos) (RM216)

Multi-Family Flat
Price: \$129,900



2 Family Flat with an immaculate owner occupy second unit. Open floor plan, new windows, new furnace, wood floors and large rear deck. Detached two car garage, nice yard with attractive landscaping. (See website photos) (RM221)

Becket Privacy
New Price \$139,900



Cozy year round home tucked away in the woods. This home is situated within minutes to Jacob's Pillow and all of downtown Lee's amenities. Paddle your way into Shaw Pond from your canal frontage. Large eat-in kitchen, pellet stove and master w/balcony, 2 bedroom, 1 bath, 3 acres. (See website photos) (RM206)

Southeast Ranch
Price: \$189,900



3 bedroom, 1 bath. Immaculate and newly renovated ranch. Formal dining area, fireplace living room, newly refinished hardwood floors, new kitchen appliances, new roof, new kitchen & bath. Beautifully finished family room in the basement with tile flooring. (See website photos) (RM209)

"Real" Good Sense: It is not the I.Q. but the I WILL that is important in education.

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238 Main St., Lee

(parking behind the Locker Room)



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Bedrms: 3
Baths: 1
Acres: .29
Sq. Ft. 1,092

47 Harris St.

Pittsfield *New Listing* \$116,500.00
Call Barb Scace: 413-441-4970



Bdrms: 3
Baths: 1
Acres: .21
Sq. Ft. 1,116

179 Curtis Ave.
Dalton \$134,000.00

Call Rose 413-281-1611

\$1500.00
Back at
closing



Bdrms: 3-4
Baths: 2-1/2
Acres: 1.0
Sq. Ft. 1,812

315 Hungerford St.
Pittsfield *Reduced* \$189,900.00
Call Barb Scace 413-441-4970



Bdrms: 7
Baths: 5
Acres: .72
Sq. Ft. 5,150

101 Colt Rd.
Pittsfield *Reduced* \$629,900.00
Call Liz 413-281-6028

Broker/
Assoc.
owned



Bdrms: 3
Baths: 2
Acres: .83
Sq. Ft. 960
Does not include walk out basement.

560 East St

Lee *New Listing* \$166,000.00
Call Rose 413-281-1611



Bdrms: 3
Baths: 1
Acres: 10.7
Sq. Ft. 1,028
Does not include walk out basement.

4099 Jacob's Ladder Rd.

Becket *New Listing* \$277,000.00
Call Mary 413-441-6648



Bdrms: 5
Baths: 3
Acres: 1.9
Sq. Ft. 3,805
(Owner)

130 E. Dugway Rd.
Lenox \$799,000.00

Call Christy 413-358-5209



Bdrms: 3
Baths: 1 1/2
Acres: .31
Sq. Ft. 1,765

UNDER CONTRACT!

79 Taconic Ave.
Lenox Ctr. **\$190,000.00**
Call Barb Scace 413-441-4970



Bdrms: 3
Baths: 1
Acres: .33
Sq. Ft. 1,290

23 Revilla Terr.

Pittsfield *New Listing* \$171,500.00
Call Mary 413-441-6648



Bdrms: 5
Baths: 2
Acres: 2.48
Sq. Ft. 1,930

622 Hancock Rd.

Pittsfield *Reduced* \$329,900.00
Call Rose 413-281-1611



Bdrms: 3
Baths: 1
Acres: .03
Sq. Ft. 1,329

154 Madison Ave.

Pittsfield *New Listing!* \$89,900.00
Call Rose 413-281-1611



Bdrms: 2
Baths: 1
Acres: .46
Sq. Ft. 972

353 Cheshire Rd.

Pittsfield *Reduced* \$ 144,900.00
Call Barb Scace 413-441-4970



Bdrms: 4
Baths: 4
Acres: .18
Sq. Ft. 1,920

76-78 S. Onota St.

Pittsfield 2 Family \$ 177,000.00
Call Don 413-281-6491



Bdrms: 5
Baths: 3
Acres: 19.9
Sq. Ft. 3,890
(OWNER)

108 Silver St.

Lanesboro \$374,900.00
Call Barb 413-441-4790



Bdrms: 3
Baths: 2
Acres: .69
Sq. Ft. 2,237

3 Cedar Lane

Lenox *New Listing* \$512,000.00
Call Christy 413-358-5209



Bdrms: 3
Baths: 2
Acres: .53
Sq. Ft. 1,248

UNDER CONTRACT!

750 East St.

Lee \$ 229,400.00
Call Rose 413-281-1611

LAND: Becket \$39,000.00 call Janet | S. Lee \$172,500 call Tony | Washington \$99,500.00 call Janet | Pittsfield \$89,000.00 call Christy



Janet Benoit
413-441-8917



Christy Martino
413-358-5209



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413-281-6491



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413-281-5664

NEW LOW PRICE



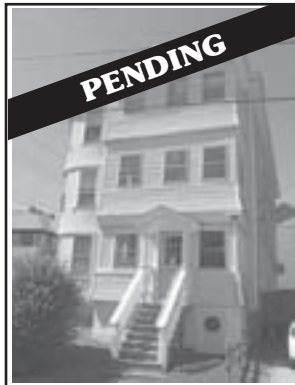
3 bedroom Cape with large living room,, finished basement and attached breezeway and garage make this 1275 sq. ft. home a great buy in today's market!

\$129,900

MOUNTAIN DRIVE

Well maintained Contemporary Cape in one of finest Southeast neighborhoods. Two first floor bedrooms, large living room with hardwood floors and raised hearth fireplace that is also accessible in kitchen, first floor laundry, finished basement with 12' Brazilian cherry bar and woodstove. Buderus gas furnace and woodstove. Den sliding glass doors lead to rear patio.

\$298,500



PENDING

3 FAMILY FLAT

Downtown Pittsfield location, fully occupied, good investment potential.

\$129,900

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Merrilyn Wojtkowski, Broker/Owner

Bob Librizzi, Broker

Associates

Irv Moon

Daniel Wojtkowski

CHESHIRE

PENDING



Remodeled rustic 4 Bedroom 2 Bath farmhouse with Mountain & Lake Views on 1.49 acres. Fenced in yard, large deck, enclosed front porch, and shed. Never a power outage with the automatic gas generator.

\$239,900

3 FAMILY & SINGLE



This 3 family property and totally renovated single next door will be sold as a package (see MLS #193017). The 3 family has separate utilities for each apartment and extra lot in rear for parking. The single family was recently renovated, both interior and exterior. Live here and have income too.

\$228,500

PITTSFIELD BUILDING LOT



\$45,500

Recent price reduction makes this multi-residential zoned lot affordable for apartment building, condo, or single family residence. City water & sewer to property. Walk to BMC, downtown.



LAND WITH A VIEW

Richmond Hill Road, Cheshire – Starting with 4 acres for \$49,000 and up to 10 acres available. This land overlooks the rolling hills of Berkshire County, including Mt. Greylock. **SELLERS WILL PAY CLOSING COSTS.** Ideal for the equestrian or nature-lover. Build to suit options available.



SAVOY \$139,900

Quiet country living with 1.5 acres of privacy. Four wheeling and snowmobiling on the trails just off your backyard. Watch the wildlife off your large back deck. Garage your car in the large two story barn with plenty of storage space. New furnace.

FOUR FAMILY



Separate utilities is the feature of this four family. Hardwood floors. Some updating is completed. Large parking area in rear of building. Perfect owner's unit with private entry.

\$169,900

LENOX DUPLEX



Great investment/owner occupied opportunity located in the village of Lenoxdale. A short drive to Tanglewood and a great school system make this duplex a great choice.

\$199,000

Pittsfield



Affordable Single Family. Easy conversion to 2 family. 4 Bedrooms, 2 Baths. Must see.

\$79,000



New Lebanon, Cape on 22 acres, \$269,000
Stockbridge Office 413-298-0610



Pittsfield, Luxury condo w/garage, \$200,000
Stockbridge Office 413-298-0610



Pittsfield, 3 bed, 2 car-garage, \$134,900
Pittsfield Office 413-499-7490



Becket, Truly fabulous 77-acre parcel has it all: great views, pond and stream, logging road in, easy access from Mass Pike, yet complete privacy and quiet. Only \$210,000
Stockbridge Office 413-298-0610



Stockbridge duplex, prime location, walk to town, great income property, shares fees with 2 other condo buildings on property. \$199,000
Stockbridge Office 413-298-0610



Pittsfield, 4-family, \$170,000
Pittsfield Office 413-499-7490



Pittsfield 2-3 family, \$87,000
Pittsfield Office 413-499-7490



Pittsfield, 2 family, \$160,000
Pittsfield Office 413-499-7490



Pittsfield, 2-family, \$189,000
Pittsfield Office 413-499-7490



Hancock, 3-Parcels, from, \$250,000
Stockbridge Office 413-298-0610



Pittsfield, 7.5 acres only \$210,000
Stockbridge Office 413-298-0610



Hancock 300-acres \$1,195,000
Pittsfield Office 413-499-7490



Pittsfield, 5 parcels, \$185,000 each
Stockbridge Office 413-298-0610



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Pittsfield restored Victorian, **\$239,000**
Stockbridge Office 413-298-0610



North Adams Lovely Victorian, **\$211,000**
Stockbridge Office 413-298-0610



Leisure Lee log cabin, **\$260,000**
Stockbridge Office 413-499-7490



New Lebanon, 35 Acres **\$329,000**
Stockbridge Office 413-298-0610



Austerlitz Farmhouse **\$379,000**
Stockbridge Office 413-298-0610



Stockbridge great buy, **\$215,000**
Stockbridge Office 413-298-0610



Lanesboro Greylock Estates, **\$259,000**
Pittsfield Office 413-499-7490



Pittsfield, Large condo at The Pines, luxury townhome resort next to Bousquet Ski. 3400sqft. first floor master suite, media room, garage, pool on grounds, great rental income, **\$579,000**
Pittsfield Office 413-499-7490



Pittsfield, This is an amazing property for the price. A farm on the outskirts of town with 5 acres, restored farmhouse, and heated 6-stall horse barn. New kitchen, electric, plumbing, roof, fixtures. Only **\$349,000**
Stockbridge Office 413-298-0610



Great Barrington townhouse, **\$252,000**
Stockbridge Office 413-298-0610



Great Barrington, great location, **\$175,000**
Stockbridge Office 413-298-0610



Lenox, 40 acres, views, **\$999,000**
Stockbridge Office 413-298-0610

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Liz
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ABR, CRA,
GRI, CREA



x47

B-Mile
ABR, CBR,
GRI, CRS



x19

David
Buxton
Sales Associate



x52

Wendy
Smith
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x45

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CBA



x55

Jim "Chico"
Gelinis
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x50

Mark
Roos
Broker
Associate



x12

Joanne
Kittler
CBR, CRS,
ABR



x15

Jeff
King
CRS



x31

Diane & Joe
Ziemak
Eco Broker
ABR, CRS ASR, CSA



x23

Tanya
Shepardson
CSA, ABR



x48

Andy
Perenick
ABR



x22

Deb
DiMassimo
Broker Associate
ABR, SFR



x54

Neil
Sprague
Sales
Associate



x46

Darcy
Reid
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x51

John
Ciepiela
Sales
Associate



x49

Tom
Reynolds
Broker Associate



x24

Laura
Maffuccio
CBR



x44

Joe
Gelinis
Sales
Associate



x32

52 Danforth Ave.
Pittsfield



RM3385

\$128,500

Call Tom at x24

3-5 Walker St.
Lenox



RM2984

\$189,000

Call David at x52

74 Brooks Ave.
Pittsfield



RM3519

\$149,900

Call Neil at x46

41 Putnam Ave.
Pittsfield



RM3567

\$209,900

Call Chico at x50

115 Asci Dr.
Pittsfield



RM3487

\$179,500

Call Tanya at x48

90-92 Lincoln St.
Pittsfield



RM3487

\$130,000

Call Mark at x12

14 Goodrich St.
Pittsfield



RM3556

\$129,900

Call B-Mile at x19

1 Colt Rd., Unit 4
Pittsfield



RM3355

\$159,000

Call Deb at x54

2241 Route 9 St.
Windsor



RM3157

\$242,000

Call Liz at x47

62 Louise St.
Pittsfield



RM3592

\$69,900

Call Darcy at x51

21 Hawthorne Ave.
Pittsfield



RM3577

\$103,000

Call Jeff at x31

26 State Line Rd.
W. Stockbridge



RM3425

\$239,900

Call Kim at x55

51 Richard Dr.
Pittsfield



RM3582

\$264,900

Call Wendy at x45

586 W Housatonic
Pittsfield



RM3168

\$120,000

Call Laura at x44

39 Washington Mt. Rd.
Dalton



RM3596

\$299,900

Call Andy at x22

33 Warwick St.
Pittsfield



RM3598

\$275,000

Call the Z-Team at x23

338 Dalton Ave.
Pittsfield



RM3563

\$114,900

Call Joe G. at x12

8 Aspen Way
Pittsfield



RM3536

\$424,900

Call John at x49

53-57 Madison Ave.
Pittsfield



RM3585

\$149,900

Call Tim at x16

105 Pine St.
Dalton



RM3568

\$129,418

Call Joanne at x15

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Find A New
HOME
This Spring

www.zteamsells.com for additional information on these home or any homes for sale in MLS!



Move in Ready!

This lovely home is neat as a pin. First floor family room, 3 bedrooms, 2 updated baths, vinyl siding; 2 car garage with a loft and heat, 2 driveways. Low Cheshire taxes, close to the hiking/biking trail.

\$189,900



Spacious Ranch!

Lovely 3 bedroom ranch with a dining room, 2 fireplaces, finished lower level, 2 1/2 baths, alarm system, garage. Large deck overlooks the fenced back yard. Located in a very desirable southeast neighborhood.

\$275,000



Pack your bags!

Owners are leaving the furniture. There's a lot of natural sunlight; an open floor plan; 3 bedrooms; 2 baths; finished lower level; over an acre of land and just minutes from Dalton.

\$214,000



Awesome Value!

Situated on 4 beautiful acres in Becket some with a brook and barn. House needs some TLC; 3 bedrooms, family room.

New Price **\$119,000**



Home & Bldg. Lot!

An extra building lot is now included with this 9 room house in Lanesboro. Features include 4 bedrooms, 2 baths, sunroom, fireplace, large front porch, oversized 2 car garage with a bonus room above, potential to be guest room or rec room.

\$289,000



Get Away!

Situated on 2 acres this home located in the Becket Estates offers 3-4 bedrooms, 2 baths, fireplace, cedar siding, mud room and a 2 car garage.

New Price **\$209,900**



Country Living or Business!

Nearly 25 acres with 3 out buildings including a 60' x 120' Morton bldg. with heat, hot water, bathroom and a barn. The 3 bedroom, 2 bath house has a front porch, first floor laundry room, finished basement, hot tub and an oversized garage with 12' doors.

\$399,900



Sweat Equity!

If you're willing to put work into this house you can have a beautiful home in a desirable location! Eight rooms, 3 bedrooms, 1 1/2 baths, wood flooring, almost 1/2 an acre.

\$172,500

**S
A
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S**



\$153,000



\$114,900

**P
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Barb Davis-Hassan, CCIM
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Katie O'Gara, ABR
Sales Associate/Realtor
Accredited Buyers Rep.
Relocation Representative

Cell: 281-6621



Southeast Pittsfield
\$149,900

Come see this (3) Bedroom, 1.5 Bath, w/Fireplaced Living room, Newly finished hardwoods, built in bookshelves, (3) season porch, spacious formal dining room, newer cabinets, countertops in kitchen, partial finished basement, nice rear yard and a one car garage. (1465R)



Lanesboro Home
near Pontoosuc Lake
\$122,500

Two Bedroom, Living Room, Kitchen, Bath, 1 Car Detached Garage, Full Basement With Walk Out, Large Fenced Yard (1466R)



PONTOOSUC LAKE CONDO
Affordably priced at \$74,900

- LAKEFRONT LIVING • One Bedroom
- One Bath • Laundry and Storage
- Conveniently located on Rt. 7
- Immediate Occupancy (5016C)



Pontoosuc Lakefront
\$429,900

Charming Three Bedroom, 1.5 Baths, Kitchen, Large Sprawling Fireplaced Living Room Facing The Lake. Den and 1/2 Bath are on 1st Floor. Second Floor has (3) Bedrooms, a Full Bath. Large Open Porch facing the lake. Dock included in this sale. (1467R)



Pittsfield Raised Ranch
\$184,700

Newer 30 yr roof, siding and windows with this 3 bedroom 1.5 baths, spacious and bright, large yard, Gas heat and hot water, lower level finished, 1 Car Garage hardwoods (1461R)



NEW LANESBORO
CONTEMPORARY RANCH
New Price \$525,000

OVER 4000 S. F. newly constructed home sitting on over 8 ACRES...just minutes to JIMINY PEAK SKI RESORT. This home offer 9 ROOMS; 4 BEDROOMS; 3.5 BATHS. Gorgeous kitchen, floor to ceiling FIREPLACE in grand family room; state of the art heating & alarm system, nice country location; Lanesboro & Williamstown Schools; does require some finish work to complete this lovely and inviting home (1464R)



Highland Ave., Pittsfield
Ranch \$99,900

Five Rooms, Two Bedrooms, One Bath, Large Eat-in Kitchen, Hardwoods, newer roof, furnace & Hot Water Heater, nice yard (1462R)

Barb Hassan

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Historic District Pittsfield

Newly renovated 3,000 sq. ft. office space with accessible ramp and off-street parking located in the historic center of downtown Pittsfield. Walk to the Courts and downtown Pittsfield. Exterior of building features new roof, siding and windows. \$10.50/sq. ft. gross lease (tenant pays electric). (4061B)



East St. Light Industrial • \$399,900

Three parcels with 245 feet of road frontage on .77 acres. Heavily traveled East Street location, across street from William Stanley Business Park. Lot & retail shop w/aprt. + 2 family house. (4065B)



INVESTMENT PROPERTY Near Pittsfield Post Office

Two properties with a combined 11 units. GREAT CASH FLOW. \$399,900 (4066B)



Pittsfield Landmark Reduced To \$399,900

Past home of Tyler Home Supply..well maintained building, open floor plan, elevator to basement, great parking, high visibility, move your growing business to this great location...call Barb 822-4742 for details..can be leased. (4059B)



Pittsfield near BMC • \$239,900

All expenses included with this lease at \$2200/mth. Office space set up for doctors with waiting room, reception, offices, kitchen, exam rooms, bathrooms, full finished basement, parking, across street from BMC. +2,200 S.F. 1st Floor + Full mostly finished basement, parking, immediate occupancy. For sale with extra income \$1450/mth. from 2 apartments (4058B)



Pittsfield • \$449,900

Medical/multi use building, Pittsfield MA Approx. 10,000 S. F with offstreet paved large parking lot...major traffic flow by this location, conveniently located close to downtown...call Barb at 447-7300 or 822-4742 for more details. (4051B). Extra cash flow from 7 office rentals!



PITTSFIELD LANESBORO LINE Landmark Restaurant Available

Located on Route 7 just over the Pittsfield line in Lanesboro, on the shores of Pontoosuc Lake. Call Barb Hassan at 447-7300/822-4742 for details. (4062B)



LEE
\$245,900
 Walk-to Town Colonial with wrap-around porch, wide-plank flooring, master bed with bath, large yard with perennial gardens. All the charm and character of one of Lee's original circa 1800 homes.



PITTSFIELD
\$195,000
 Immaculate Colonial features 3-bedrooms, 2-full baths, fireplace living room, dining room, hardwood floors, original wood trim, pantry, sliders to deck & large corner lot, 2-car garage..



Southeast Colonial \$158,900
 Fireplace living room, dining room, office/den. Hardwood floors throughout. Spacious & Bright kitchen w/French doors to back yard.



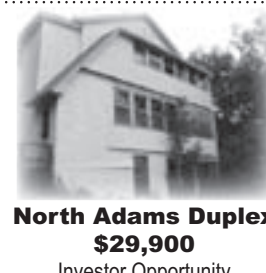
Housatonic \$76,000
 Colonial on corner lot, needs work but much upside. Great Investment opportunity. Strap on that tool belt and get to work!



Dalton Colonial \$104,900
 Colonial featuring 3 bedrooms, 1.5 baths. Nice back yard.



Pittsfield Duplex \$54,900
 Duplex located in commercial area with possible commercial uses



North Adams Duplex \$29,900
 Investor Opportunity



North Adams \$24,900
 3-bedroom Mobile Home 1.75 baths, pellet stove, nice lot.



SOLD
LENOX
 Walk to town



SOLD
PITTSFIELD
 Large Ranch



SOLD
DALTON
 Cape ■ Nice Lot



SOLD
DALTON
 Great Price!



SOLD
PITTSFIELD
 2 Family



NEW PRICE
Southeast Condo
 Central A/C ■ Quality Built
 3 large bedrooms, 2.5 baths
 Hardwood floors in open living room and dining room. Garage, Finished basement. Great closet & storage space. Open & screened deck areas. Fireplace.
Forget the yard work.
\$299,000



REDUCED
Southeast ■ Prime Location
 4 Bedrooms, 2.5 Baths ■ 3180 S/F
 Executive Colonial w/nicely opened living room to family room. Extra large kitchen w/stainless steel appliances & skylights. All large bedrooms w/central a/c. Deck. Finished basement areas.
 New roof, carpeting, paint & more!
\$399,900



REDUCED
Condo w/Pool & Tennis
\$135 mo. Condo Fee!!
 Much larger than it looks. ±2300 s/f on 3 levels. Large deck w/views. Garage. 2 bedrooms w/room for more. 2.5 baths. Pets allowed. Walk to Pontoosuc Lake.
Forget the yard work!
\$244,900

LAND: Lenox: 4.67 acres, multi-mile views **\$269,900**
 Pittsfield: 3.16 acres on-site sewer, water etc. **\$157,000**



REDUCED
7900 s/f & 31 car lot
For Sale or Lease
Pittsfield - Next to BIG Y
 Large 78x27 open span room - has accommodated a stage in the past. Office Areas. Handicap accessible! Large paved parking lot. Call for details.
\$375,000



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LENOX. NOW \$399,900 R2159
In-town, on quiet dead end street. Charming, spacious Colonial has many updates. Large dining rm, eat-in kitchen, hardwood floors, 3 spacious BRs, 1.5 BAs, walk-up attic, large 2-car garage.



LEE 2-FAMILY. NOW \$229,000. M2147
Duplex with newer roof, furnace and windows. 3 BRs on each side, in-unit laundry, separate utilities, natural gas heat. On the B-bus line.



MONTEREY. NOW \$159,900 R1927
This delightful country getaway recently enhanced with new front and rear decks. Wooded 2.99 acs on quiet country dirt roads.

LAND!
Richmond. 2 lots, country setting: 2.03 acs, **\$110,000**; 2.49 acs, **Now \$84,900**
Lee. .32 ac, zoned residential/business, high visibility: **Now \$55,900**
Lee. 5.53 acres in Erskine Park. Unique opportunity. Beautiful open meadow with views, town utilities. **\$285,000**



PITTSFIELD. \$199,000 R2182
Curb appeal! Well-maintained Cape in lovely neighborhood. 3BR/2BA. Replacement windows throughout. Formal dining, hardwood floors. 2-car garage. .26 ac.



SE PITTSFIELD. NOW \$364,500 R2175
Immaculate 5 BR/2.5 BA Colonial located on spacious .36 acre corner lot in a quiet neighborhood. Spacious open floor allows for easy entertaining. Granite countertops, stainless steel appliances; gleaming hardwood floors. Freshly painted throughout and newly carpeted 2nd floor. Large screened deck, 2 car garage.



SE PITTSFIELD. \$219,900 R2191
3BR/1.5 BA Colonial in the Wellesley Park neighborhood. Fireplaced living room, formal dining, eat-in kitchen, hardwood floors, den/office, finished family room in the lower level, garage and more!
New to market!



SE PITTSFIELD. \$149,900. R2199
Dutch Colonial, 3 BR/1.5 BA, fireplaced living room, Formal dining, hardwood floors. Priced to sell.



STOCKBRIDGE, nr Tanglewood. \$399,000. R2200
Walk to Tanglewood from this very special location. This L-shaped ranch has a .98 acre corner lot, private rear deck, a fireplaced living room that features new hardwood floors. 3 BR/2 BA. And there's additional finished space on the lower level.



LANESBORO. \$139,900. R2163
Deeded Pontoosuc lake rights make this a very special year-round or vacation getaway. Very efficient use of space in 2 BR/1 BA updated bungalow. Brand new roof; natural gas; woodstove.



TYRINGHAM. \$439,900. R2186
Custom-built home near Goose Pond! 4 BR/3 BA, incl. 1st floor master suite. Above-grade finished lower level with family and exercise rooms. Great room, pellet stove, den, heated garage. 2.03 acs.



LENOX. \$325,000 R2189
If you like log cabins, you'll love this one! Set well back from the road on 1.75 acres, it boasts a beautiful stone fireplace with woodstove insert; front porch, in-ground pool and hot tub. 3BR/2 BA. Great vacation or primary home.



SE PITTSFIELD. NOW \$230,000 R2162
Lovely parkway setting for gracious 8-room home, 4 BR/1.5BA. Large deck, large living rm with FPL, formal dining, eat-in kitchen, den, walk-up attic, garage. Priced to sell.



RICHMOND. \$279,900. R2177
6.5 acres of level land for this 4 BR Cape with fireplaced living room, first floor bedroom and bath, 2-car attached garage. Very private and scenic paths on property.



LEE. NOW \$269,900 R2134
Immaculate 4 BR/1 full & 2 half BA split level with hardwood floors, FPL, central a/c and updated kitchen. Private deck; gardener's delight with 1.7 acs. 2-car garage. Convenient to downtown and MA Pike.



LEE. \$349,900 R2113
First time on market. Impeccable 3BR/3BA home on .46 acre. Studio in-law apt. on lower level. 2-car garage. Great location.



SE PITTSFIELD. \$299,900 R2161
First time offered! Meticulously maintained 4BR/2.5BA split level home on beautiful half-acre. 2 FPLs, oak floors throughout most of home. New furnace 2004, 4-zones; new roof 2007; 200 Amps; many extras. Fabulous space!



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Assoc. pool & Har-Tru tennis.

2 BR/2 BA. one level living in well-kept end unit. Orig. custom-designed for handicapped access with extra-wide doorways. Large screened porch off FPL'd living rm. Central air. **\$359,900.** C2132

ROLLING HILLS, LENOX

2 units. Central air, deck. Pool, tennis, clubhouse.

2 BR/2 BA, upper unit, privacy, views. Renovated a few years ago, incl. Kraftmaid kitchen cabinets, granite counters. Short walk to clubhouse, pool. **\$209,900** C2187

2 BR/2 BA 1st floor unit. Finished lower level. **NOW \$199,900.** C2131

VILLAGE AT OCTOBER MOUNTAIN, LEE

3 end units available. Assoc. pool, tennis.

3 BR/3 BA, light filled unit offers a finished lower level walk-out for more sleeping or living space. FPL'd living room opens to deck and newer year-round space created from large side porch. Replacement windows, other upgrades. **\$299,900.** C2180

3 BR/2 BA, lots of natural light, pellet stove in great room for cozy fall & winter nights; lg family rm in finished lower level walk-out (plumbed for 3rd full BA); large deck. **\$289,000.** C2173

3 BR/3 BA, seasonal enc'd porch and a deck. Central air, hardwood floors in open living plan, nice kitchen cabinets. **Now \$289,000.** C2051



SOUTHVIEW, PITTSFIELD

Just over the border from Lenox. 2 units available: FPL, central air, hardwood floors, deck, garage, mature landscaping. **3 BR/2.5 BA** end unit, finished lower level walk-out. **Now \$294,500.** C2938

3 BR/2.5 BA. Spacious rooms. A whole-house fan in lieu of central a/c. Priced to sell. **NOW \$274,900.** C2136

LAKECREST ON

PONTOOSUC

3 units available; each with deck, garage.

Enjoy assoc. heated pool, tennis, clubhouse and 1000 ft lakefrontage.

3 BR/3 BA, 1st fl MBR, central air, **\$359,900,** C2181. **3 BR/2.5 BA,** 1st fl MBR,

\$329,900, C2194. **2 BR/2.5 BA,** central air, **\$269,900,** C2197



CHURCHILL CREST, PITTSFIELD

2 BR/2 BA unit on one level! Large FPL'd living room, formal dining, eat-in kitchen, deck, garage under, storage. Association pool, tennis. Near Berkshire Community College. **\$174,900.** C2176



LEE. \$425,000.
R2190

Looking for land? A tree-lined lane leads to this 4 BR/3BA Dutch Gambrel home on 27 acres! Two living rooms, 2 FPLs, sunroom, dining room, eat-in kitchen, att'd 2 car garage. On the fully-finished lower level walk-out, there's a large family room, den and more! Deep-country private feeling; and there's a barn and shed.



LENOX. \$199,000.
R2179

Walk to Cranwell golf/spa from this one-owner ranch. 3 BR/1.5 BA, private rear deck, half-acre lot, town utilities, and a convenient location. Two-car garage.



LENOX. Now \$219,500.
R2069

Walking distance to town and on the bus-line for wonderful 3 BR/1.5 BA farmhouse. Large fenced back yard. Updated kitchen opens to large rear deck. Move-in condition.



LENOX. \$299,900.
R2184

Super neighborhood, close to everything. 3BR/3.5 BA raised ranch on almost an acre. Some upgrades, including new appliances, granite kitchen floor. Inground pool with new filter, pump. 2 car garage.



SE PITTSFIELD NOW \$329,900
R2077

Immaculate 4 BR/3.5 BA executive ranch; great location. New roof; granite/cherry/stainless kitchen, central air, hardwood & ceramic floors, new replacement windows, large deck, 2-car garage.



RICHMOND. \$499,900.
R2185

Colonial on 2.6 acres, this generous-sized 4 BR/2.5 BA home is made for your family and entertaining friends. Fireplaced family room, large sunroom that opens off the formal living room, formal dining room, eat-in kitchen, first floor laundry, central air and vac, and a heated oversized two-car garage. Plus there's a large, attached bonus wing that's completely alarmed; ideal for collectors, artists, crafters, musical instrument practice - the possibilities are endless. So much to offer at this price... a great deal!



PITTSFIELD. \$65,000
R2193

Onota Lake is short walk from 2005-built, immaculate, like-new 2 BR/2 BA. Tiled baths, stainless/granite kitchen. Custom shades, deck with private hot tub, paved parking, storage shed.



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2

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\$199,900
16 Allendale Rd,
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3 or 4br, 2bth, renovated home with one car garage. a2s16



\$199,900
90 Partridge Rd,
Pittsfield
4br, 2.5bth, 2043sf ranch with one car garage. a2s9090



\$139,900
26 Melrose Ave,
Pittsfield
3br, 1.5bth, 1290sf home with one car garage. a2s26



\$169,900
50 Revilla Terr,
Pittsfield
3br, 1bth, 1152sf home with one car garage. a2s50



\$299,900
15 Stephanie Ln,
Peru
3br, 2bth, 2283sf log cabin. a2s15



\$179,900
18 Velma Ave,
Pittsfield
4br, 2bth, 1188sf home. a2s18



\$89,900
22 Temple St,
North Adams
2br, 1bth, 1262sf home with 2 car garage. a2s22



\$61,900
19 Lakewood Dr,
Pittsfield
2br, 1bth, mobile home. a2s19



\$139,900
16 Perrine Ave,
Pittsfield
3br, 2bth, 1619sf home with 2 car garage. a2s1616



\$204,900
15 Pine Ridge Dr,
Lee
3br, 1bth, 1092sf ranch. a2s1515



\$199,900
927 Holmes Rd,
Pittsfield
3br, 2bth. a2s9270



**Lynda Ct,
Pittsfield**
3 lots available
\$69,900
2.0 acres
\$64,900
1.8 acres
\$59,900
1.6 acres



\$99,900
Pecks Rd,
Pittsfield
3.9 acre lot



\$129,900
Hungerford St,
Pittsfield
6 acre lot



\$194,900
5 David Dr, Peru
3br, 1bth, 1900sf home



\$184,900
2776 Jacobs Ladder Rd, Becket
4br, 1.5bth, 1429sf home. a2s0776



\$249,900
56 Nottingham Dr,
Pittsfield
3br, 2bth, 1523sf home with 2 car garage. a2s0406



\$139,900
57 Wood Ave,
Pittsfield
2br, 1bth, 864sf ranch with one car garage. a2s0407



\$199,900
45 Northumberland Rd,
Pittsfield
4br, 1.5bth, 1907sf home with one car garage. a2s0405



\$149,900
5 Brooks Ave,
Pittsfield
3br, 1bth, 1294sf home with one car garage. a2s0410



\$139,900
51 Sadler Ave,
Pittsfield
5br, 1.5bth, 1896sf home with 2 car garage. a2s5151



\$59,900
69 Town Hill Rd,
Middlefield
2br, 1bth, 1260sf cape with 3 car garage. a2s4891



\$159,900
12 Beacon Ave,
Pittsfield
3br, 1.5bth, 1664sf home with 1 car garage.



\$179,900
9 Park Dr,
Lanesboro
3 or 4br, 2.5bth, 1956sf home with 2 car garage. a2s8049



\$139,900
76 Highland Ave,
Pittsfield
3br, 1bth, 1296sf home with 3 car garage. a2s4242



\$239,900
159 Central Shaft Rd,
Florida
3br, 2bth, 1664sf log cabin with 3 car garage. a2s9883



\$149,900
78 Winship Ave,
Pittsfield
3br, 1.5bth, 1548sf home. a2s9885



\$599,900
867 Notch Rd,
Cheshire
5br, 3bth, 3307sf home with 2 car garage. a2s6671



\$59,900
58-60 Lake St,
Pittsfield
or 6br, 2bth, 2256sf duplex. a2s6672



\$84,900
42 Crystal St,
Pittsfield
2br, 1bth, 846sf home. a2s6668



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Lots \$100,000 to \$289,900

ALLEGATE BEAUTY



\$169,900

Three Bedroom, 1 Bath, Granite, Stainless Steel, Fireplaced Living Room, New Beautiful Bath, Great Yard, Sunfilled Family Room, Gleaming Floors, Convenient Location (SR1090)

STUNNING ONOTA LAKE WATERFRONT



New Exclusive \$849,900

Breathtaking Berkshire Lake Views. Four Bedroom, 3 Bath Two Level Home. Contemporary Open Style, Fireplace LR Spacious Master Bedroom Suite, Sliders to 2nd Story Captivating Deck. Sprawling Lawns, Plus Waterside Deck. Registered Dock, Recreation & Relaxation SR1105

MOUNTAINSIDE ENTERTAINMENT



Berkshire Retreat \$399,900

Sprawling Embankment Ranch 3 Bedrooms, 3 Full 1 Half Bath, Formal Living & Dining, Custom Wall of Windows, Beautiful New Modern Master Suite, Expansive Guest Bedroom with Green House & Hot Tub Room. Remodeled Recreation Room, New Bar, Stone Fireplace, In-ground Pool on 3 Acres. Two Car Garage Green House with or w/o 60 Mountain View Acres @ \$199,900 (SR1092)

HOME & BUSINESS DREAM



New Exclusive \$319,900

Quality Built Cape 5 Bdrms, 4 Full Baths Impeccably Finished & Maintained. Zoned BG Business - Work & Park @ Home Gourmet Kitchen Hickory with Granite 3 Car Garage with Steel I Beam & Trolley Plus 3 Car Garage for Boat & Cream Puff. SR1103

ONE LEVEL EASY LIVING!



**Affordable Starter Home
\$99,900**

3 Bedroom, 1 Bath Ranch Style Vaulted Ceilings Living Room New Roof & Windows, 1st Flr Laundry Great Yard, Convenient Location. (SR1104)

WOODMONTE PRIVACY



Luxury Living at \$539,900

Quality Built 4Bdrm 2.5 Bath Home. Private 1.19 Acres, Mt Views, Pool, Wall Windows, Balcony Overlook, 2nd Flr Family Room, Gated Community (R1078)

PREFERRED PRESTON



\$129,900

Three Plus Bedroom, 2 Bath Cape. Fireplace Living Room, Rear Deck. Expanded Kitchen with Sunroom Addition. Updated Baths, New Furnace, Great Yard. (SR1095)

DALTON WOODS



Drastic Price Reduction \$259,900

Three Bedroom, 2.5 Bath Colonial, Granite & Stainless Kitchen, Formal LR, Formal Dining, Family Room, Sunroom, Master Bedroom Suite; Finished Lower Lvl Office, Flat Beautiful Yard, Two Car Garage. (SR1086)

**W. STOCKBRIDGE
PONDVIEW LOTS**

**3-4 Acre Parcels
\$114,500 & up**

Scenic Lots, Pond views or Meadows, Privacy & Woodlands, Prime South County Location for all Berkshire Attractions, Dining & Culture! (SR1068)

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LANESBORO
ACREAGE**

87+ Acres \$499,900

Incredible Mountain Backdrop, Rolling, Wooded, Natural Land, Perced 2000, Build a Dream Estate or Prelim Plan for 11 Lot Subdivision. Close to Jiminy Pk Mtn Resort. (SR1058)

COUNTRY LIVING



Best Value - New Price - \$199,900

Spacious 5 bedroom, 2 bath Cape. living, dining & 2 sunrooms. Bigger than you think, just move in. Plus 2-car garage with in-law apt - living, den, kitchen, bedroom, bath. Lanesboro lot, professionally landscape. Business Zoned (SR1042)

TRUE NEW ENGLAND CHARM



New Exclusive \$202,900

True Farmhouse, Wrap-around porch. Brand New Kitchen w/ Cherry Cabinets and Granite Countertops. Natural Woodwork & Wood Floors, 2 Stairwells. 4 Bedrooms - 2 Updated Baths, New Furnace & Windows! Refurbished Barn as 1 Car Garage, Great Yard (SR1102)

RESTORED BEAUTY



Best of Southeast \$478,900

Now offering 4-5 Bedrooms, 2.5 Baths, 4000+sf. New Kitchen, Baths, Roof & Furnace, Grand Porch., Double Lot, 2 Car Carriage House, New Electrical, Custom Interior Lighting, Plumbing, Refinished Wood Floors, Special Combination of Old and New - Work done for you! SR1097

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WEST STOCKBRIDGE

- Beautifully maintained home with 3 bedrooms, 2.5 baths • 8+ acres with views
 - Updated kitchen and baths • Fireplace • Great front porch
 - 2,400+ square feet • 2-car attached garage • Comfortable living!
- \$495,000**



STOCKBRIDGE

- Beautifully maintained • c.1825 Federal • Frontage on brook
 - 4 bedrooms • Large, sunny living room • Cozy den
 - 3.47 acres • Large, flat yard • Seconds to Lenox /Stockbridge
- \$685,000**

For more information on these and other great Berkshire properties visit
WWW.STONEHOUSEPROPERTIES.COM



STOCKBRIDGE

- Charming cape • Sunroom
 - 3 bedrooms • Brick fireplace
 - 1-car attached garage
- \$265,000**



QUEECHY LAKE

- Fully furnished • Immaculate
 - Screened porch
 - Newly renovated kitchen
- \$309,000**



PITTSFIELD

- Masterful 2007 renovation
 - 2 bedrooms, 1 bath condo
 - 2 deeded parking spaces
- \$229,000**



RICHMOND

- Exceptional 14.5 acre parcel
 - STREAM FED POND
 - 3 bed, 2.5 baths
- \$499,000**



WEST STOCKBRIDGE

- 4.2+ acres subdivision potential
 - Walk to town • 4 bed, 1 bath
 - Add'l building on property
- \$252,000**



TYRINGHAM

- Wonderfully charming 2-3 bedroom Greek Revival
 - Bright, sunny • Views to the "Cobble"
 - Great backyard with 2-story barn
- \$349,000**

CAN'T FIND YOUR DREAM HOUSE? BUILD IT!

- Stockbridge 2.09+/- acres, nicely wooded, \$79,000
- Lee 2+/- acres, drilled well, approved septic design for 4 bedrooms, 5 minutes to Main St., Stockbridge, \$145,000
- West Stockbridge 3.39+/- acres in an area of exceptional homes, \$195,000.
- Richmond 4.82+/- acres, stonewall, lovely woods with mature trees, \$198,000
- Lenox 1.03+/- acres, walk to town, public water and sewer, natural gas, \$295,000

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www.StoneHouseProperties.com



LANESBORO

- PONTOOSUC LAKEFRONT contemporary cape
 - Gas fireplace • 3 bedrooms, 2.5 bathrooms
 - 2-car attached garage • One floor living
- \$599,900**



www.StoneHouseProperties.com

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Pittsfield, MA

(413) 442-5599

Chatham, NY

(518) 392-0332

194 Wendell Ave.,
Pittsfield



Terrific opportunity to own a gracious Victorian home with most of the original fixtures. 7 beds, 5 1/2 baths, lots of fireplaces, large carriage house in rear. Needs renovation, but location is wonderful!

\$195,000

33 Churchill Crest,
Pittsfield



Large condo with 2 beds, 1 1/2 baths, updated kitchen, newer appliances, garage under, tennis court, and pool. Very private, backs onto woods.

\$174,999 WOW!!!

45 Concord Pkwy
Pittsfield



Spacious home with fireplace in living rm., two full and two half baths, fenced yard, garage, newer roof, driveway, gutters, boiler, hw heater, great floor plan.

\$205,000

163 Imperial Ave
Pittsfield



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3 E. Walnut St.,
Adams



\$139,900

Stunning Home*Move in Ready*Great Views

11 Morningside Ave.,
Adams



\$134,900

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*Well Maintained

281 Notch Rd.,
N. Adams



\$139,900

Remodeled*3 beds
*2 baths*New Kitchen

52 Richmond Ln.,
Adams



\$229,000

Great Location*Flat Yard
*Finished Basement

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12-18 Quality St.,
Adams



\$199,000

Price Drop*4 Family
*Money Maker*Fully Rented

62 Fisk Rd.,
Adams



\$279,900

Historic Home*5+ acres
*Great Possibilities



Top: Nate Girard, Erik Pizani, Michele Rohlfs
Bottom: Ally Labelle, Betty Krzanik, Stephanie Melito

13 Weber St.,
Adams



\$184,900

4 Family*Fully Rented
*New Roof



James McRory
441-2898

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Craig Kahn
329-5569



18 County Court, Pittsfield

Custom built ranch with rear 70' cedar deck. Custom maple & granite kitchen. Brazilian cherry hardwood floors. Master bath with steam shower. 4 zoned gas, radiant heat & central air.

\$389,900 • Call Jim



52 Pomeroy Ave., Pittsfield

Beautiful brick Victorian conveniently located in the center of town walking distance to local attractions. This 3 Family offers off street parking, new roof, 3 separate electrical panels, updated furnace, hardwood floors, high ceilings, filled with natural light and no shortage of charm.

\$189,900 • Call Craig.



20 Taylor St., Pittsfield

Wonderful home with great space and lots of updates. Walk into beautiful hardwood floors, big rooms, high ceilings and loads of charm. Features include new furnace in 2010, water heater 2012, roof in 2006, windows in 2008, 100 amp electric, and a great yard to kick up and relax in.

\$159,000 • Call Craig.



26 South Mountain Rd., Pittsfield

Beautiful 8 room Colonial. 23x13 master bedroom, sunroom, solar hot water. Bousquet brick fireplace, Charles Seddon custom cabinets.

Reduced to \$265,000 • Call Craig



South St., Pittsfield

Office condo, 1200 s.f. + storage, 5 room suite, 1st fl, handicap accessible and on-site parking.

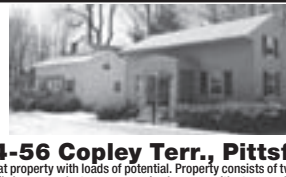
Reduced to \$120,000 • Call Jim



21 Silver St., Pittsfield

3 bedroom, 1.5 bath, new furnace

\$95,000 • Call Craig.



54-56 Copley Terr., Pittsfield

Great property with loads of potential. Property consists of two single family homes and a two car oversized garage with storage above. The houses are each on their own lot and can be sold separately. I've listed them together so everything is combined sqft, bed, bath etc. 54 has 2 beds 1 bath and 929 sqft. 56 has 3 beds 1 bath and 1,054 sqft. Both houses have gas and 100 amp services.

\$159,000 • Call Craig.



89 Adelaide Ave., Pittsfield

3 bdrm ranch - new roof, furnace, windows. Hardwood floors, attached single car garage and deck to large backyard.

Price reduced to \$139,500
Call Jim



14 Marlow Dr., Peru

5 br, 3 bath, 3160 sq. ft. home on 2.29 acres. Built in 1990. Dining room, family room, fireplace, hardwood floors, main floor br & bath. Appliances. Laundry room. Basement. Deck, patio, hot tub. Views.

\$308,000 • Call Craig.

Lorraine Dr., North Adams - new home subdivision near hospital. Nice size building lot, underground utilities, town sewer & water. **Low \$40s. Call Jim**



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OFF MELBOURNE AVE.
\$299,999



- Colonial • 8 Spacious Rooms
- New Kitchen with granite counters
- Cathedral Ceiling, skylight Family Room and gas fireplace
- 4 Bedrooms • 2 1/2 Baths
- Large 2 Car Garage • Move In Condition
- 1/2 Acre on cul-de-sac (B-194682)

HINSDALE
\$334,900



- NEW PRICE**
- Country Setting Over 2 Acres
 - Spacious 10 Room Colonial
 - Kitchen with Granite Counters
 - 4 Bedrooms, 2 1/2 Baths
 - Gas Fireplace
 - 2 Car Garage
 - Located on Cul-De-Sac
 - Associate Owned (B-195780)

CONDOMINIUM
OFF WEST STREET
\$199,999



- Townhouse End Unit • 6 Rooms
- Large Fireplace Living Room w/Sliding Glass door to Balcony
- 3 Bedrooms • 2 1/2 Baths
- Spacious Kitchen & Dining Room
- Pool, Tennis Court, Garage, Private end unit (B-196810)

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Lanesboro
Reduced \$199,000



- New England Farmhouse on 3 Private Acres
- Many Recent Updates
- Over 1900 S.F. of Living Space
- 4 Bedrooms, 2 Baths
- Large 2 Story Barn w/Natural Lighting for possible studio (B-195860)
- 2 Car Garage with Attic

OTIS
75' Waterfront on Otis Reservoir
\$898,000



- Year round home with 3 bedrooms
- Fireplace Family Room off Kitchen
- Rear sunroom overlooking lake with extraordinary view of sunset
- Private boat ramp and 2 docks
- 2 car garage Call for Details (B-197735)

PITTSFIELD - SOUTHEAST
\$189,900



- Ranch-6 rooms — one level living
- Cathedral ceiling w/skylights in large kitchen and dining area
- Stone fireplaced living room
- 4 season sunroom with cathedral ceiling, skylight and glass sliders to large deck overlooking rear yard abutting wooded area
- Master bedroom with full bath
- Garage • Shed (B-197655)

SOUTHEAST PITTSFIELD
New Price \$354,900



- Unique Executive Southeast 6 Room Ranch
- 2,200 s.f. of Living Space • Air Conditioning
- Large Updated Cherry Cabinet kitchen
- 3 Bedrooms • 2 Full Baths
- Heated Sunroom • Gas Insert Fireplace
- 2 Car Garage • 3/4 Acres
- Move-in Condition (B-196834)

CHESHIRE
REDUCED \$159,900



- Completely Remodeled Inside and Out
- Spacious 6 Room Colonial
- Eat-in Kitchen
- 3 Bedrooms, 2 Baths
- Vinyl Siding and Windows
- Short Walk to School (B-196193)

LANESBORO
\$124,900



- Ranch - One Level Living
- Large Barn with Silo
- 2 Bedrooms • Fireplace in Family room
- 1 1/2 Acres with Babbling Brook (B-196839)

SHEFFIELD
(2) Two Family Homes
(1) Retail Building
\$299,900



- Excellent Income Potential - 4 Apt. & Retail Business
- Separate Utilities • 1.7 Acres
- Call for further details and income (B-194141)

Lee - Condominium
No Condo Fees
Unit A - 2 Family Unit
REDUCED \$159,900



- 4 Rooms - 2 Bedrooms
- Spacious Living Room
- Large eat-in Kitchen with glass sliders to deck overlooking wooded area
- Full Basement
- Call for more details (B-194535)

SOUTHEAST
\$153,900



- Cape - 5 Rooms
- Fireplaced Living Room
- Heated Sunroom
- Hardwood Floor
- 3 Bedrooms
- 2 Full Baths (B-197144)

OFF W. HOUSATONIC ST.
PITTSFIELD \$133,900



- Spacious 6 Rooms Home
- Well Maintained - Move-In Condition
- 3 Bedrooms • 1.5 Baths • Hardwood Floors
- Energy Efficient Upgrades
- Newer Roof, Vinyl Windows, Siding
- 2 Car Garage (B-197217)

PITTSFIELD - WALK TO LAKE
\$183,900



- Ranch of a Private Setting Across from Pontoosuc Lake • Open Floor Plan • Bow Window Living Room • Hardwood Floors
- Kitchen with Dining Area
- 3 Bedrooms • Full Bath and (2) 1/2 Baths
- Walkout Basement • Garage
- Large Deck Overlooking Private Rear Yard (E-197237)

Pittsfield — North St
1/3 Acre Lot
\$259,000

- Near BMC
- Zoned Business
- .21E Completed (B-197336)

COMMERCIAL
PRIME RETAIL SPACE
REDUCED \$159,900



- 1279 s.f. add'l. 250 s.f. office/storage space
- Potential apartment 2nd floor
- Retail fully renovated
- Plenty of parking
- Agent related (B-195230)

Southeast Pittsfield
\$124,900



- Cape • 5 Rooms • Eat-in Kitchen
- 2 Bedrooms 1st floor and 1 Bedroom 2nd Floor
- Rec Room in Lower Level
- Hardwood Floors • Breezeway
- Garage (B-194741)

Becket
\$299,900



- 1800 s.f. of Living Space
- Located on 9 Acres in Becket Woods Community
- 3 Bedrooms • 3 Baths
- Master Suite 2nd Floor • 2 Bedrooms on 1st Floor
- Amenities Include: Tennis Court, Playground, Hiking Trails (B-197637)

PITTSFIELD
\$89,900



- Well Maintained • City Location
- 6 Rooms • 3 Bedrooms • 2 Full Baths
- New Furnace, Replacement Windows
- Large Deck • Pellet Stove (B-195126)

LANESBORO - 17 ACRES
FARM LAND \$350,000



- Cape - Approx 2200sf
- 3 Bedrooms • 2 1/2 Baths
- 2 Car Attached Garage (B-197018)



- 4 Unit Apartment
- Greenhouses
- Barn • Farm Stand (B-197017)
- Many Possibilities For Income

Lanesboro
\$69,900



- Spacious Living Room, Kitchen & Bathroom
- Corner Lot • Garage
- Walking Distance to Pontoosuc Lake (B-197632)

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LENOX \$469,000



OTIS \$850,000



PITTS. COMMERCIAL CONDO \$350,000



PITTSFIELD \$398,000



PITTSFIELD \$409,000



HANCOCK \$239,900



LANESBORO \$295,000



LENOX COMMERCIAL CONDO \$198,000



LEE CONDO \$849,500



LENOX \$899,000



STOCKBRIDGE \$829,000



LANESBORO \$698,900



LENOX \$675,000



LENOX CONDO \$485,000



PITTSFIELD \$859,000



PITTSFIELD \$439,900



WEST STOCKBRIDGE \$299,900



OTIS \$449,000



RICHMOND \$998,000



LEE CONDO \$169,000



STOCKBRIDGE \$2,300,000



LENOX CONDO \$825,000








LENOX COMMERCIAL \$599,000



STOCKBRIDGE \$895,000

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<p>Stockbridge Terrace Beauty Highly desirable luxury condo with views, first floor suite, screen porch, stone fireplace, three living levels. Ideal location, a stone's throw from cultural attractions.</p>  <p>\$839,500 Paula McLean 441-7067</p>	<p>FairWynds at Cranwell Free standing condominium in lovely private location on the resort property. Bright interior, first floor suite, huge deck, guest levels. Pool, tennis, fitness, golf and spa on site.</p>  <p>\$ 995,000 Paula McLean 441-7067</p>	<p>Amy Court West Pittsfield Townhouses. First floor master suite and screen porch</p>  <p>Affordable Luxury Living \$399,900 Paula McLean 441-7067</p>	<p>Classic Colonial on 2.9 acres 3 bdr, 2.5 bths, finished walk out level, great lot</p>  <p>\$329,000 Paula McLean 441-7067</p>	<p>October Hill at Twelve Oaks Village Three finished levels, 1st fir master suite, amazing views, pure luxury within.</p>  <p>NEW PRICE</p> <p>\$ 845,000 Paula McLean 441-7067</p>
<p>Pittsfield Professional Office with two apartments, updated, off street parking, 2 car garage.</p>  <p>\$274,900 John McLean 441-4403</p>	<p>Lake Onota Waterfront Custom built, beautifully designed, 4 bdrs, 3.5 baths, boat house, dock</p>  <p>\$849,000 Victoria Ross 822-5363</p>	<p>Spacious Southeast Ranch/Conversion 3 bdrs, 2.5 bths, large lot, loads of space, Williams School District</p>  <p>NEW LISTING</p> <p>\$177,900 Victoria Ross 822-5363</p>	<p>Fairview Street, Lee 3 bdr, large yard, hardwood floors, new kitchen & bath, walk to town</p>  <p>\$199,900 Victoria Ross 822-5363</p>	<p>Southview Condominium 3 bdr, 2.5 bath, finished lower level.</p>  <p>\$269,000 Paula McLean 441-7067</p>
<p>Prime Commercial Lenox Parcel Restored carriage house with apartment, parking for 30 cars.</p>  <p>NEW LISTING</p> <p>\$799,000 John McLean 441-4403</p>	<p>Darling Southeast Cape - 3 bdr, 1.5 baths, many updates, screen porch, large yard.</p>  <p>\$189,000 John McLean 441-4403</p>	<p>Berkshire Country Meadows Model Home Ready for occupancy, open floor plan, granite and upgrades, pool and tennis on site</p>  <p>Complete Packages \$359,900 Victoria Ross 822-5363</p>	<p>Twelve Oaks Village Condominium Gorgeous views, three finished levels of luxury, screen porch, fireplace and loaded with upgraded features.</p>  <p>NEW PRICE</p> <p>\$799,000 Paula McLean 441-7067</p>	
<p>Restored Farmhouse Close to all Berkshire Attractions.</p>  <p>\$299,000 John McLean 441-4403</p>	<p>Leisure Lee - Three bedroom, 1.5 bath single level home within HOA community with private beach, tennis and boat launch on Goose Pond.</p>  <p>Affordable vacation home at \$189,000 Paula McLean 441-7067</p>	<p>Woodmonte Estates Executive Ranch on double lot. One level living in a gated community, indoor pool.</p>  <p>\$529,900 Paula McLean 441-7067</p>	<p>Park Place Condo 2 bedroom / 2 bath Condo in Pittsfield.</p>  <p>\$149,000 Victoria Ross 822-5363</p>	<p>Delightful & Desirable Dalton 6 year young 4 bdr, 2.5 bath Colonial on .64 acres. Lovely interior & exterior spaces.</p>  <p>NEW LISTING</p> <p>\$369,900 Victoria Ross 822-5363</p>

<p>BERKSHIRE COUNTY - PERU</p>  <p>SPECTACULAR VIEWS overlooking Ashmere Lake. 3 bedroom Colonial with open floor plan for family, kitchen and dining rooms. Formal living room featuring wet bar and sliders to rear 60' deck. Finished lower level with exercise, craft room, full bath and guest suite with walkout adds 750 SF of space. Plenty of storage. Attached two car garage. Alarm system. (196371)</p> <p>\$549,900</p>	<p>DALTON</p>  <p>1891 Colonial with 2005 Addition, amazing home with front and side covered porches. 3 car attached garage with family room over. Outstanding kitchen/dining area with French doors to rear deck, floor to ceiling fireplace. Granite counters, stainless appliances, Omega cabinets. Main level laundry. Oversized Master bedroom suite. Second kitchen, bath, living and bedrooms on 2nd floor. (197656)</p> <p>\$455,000</p>	<p>PITTSFIELD - ELBOW ROOM</p>  <p>The Elbow Room is an established business, in a high traffic area, at the hub of Routes 8 and 9. Excellent restaurant, pub and lounge with income from Keno, scratch tickets and second floor apartment. Sunroom lounge, bar area and kitchen. Restaurant can seat 85+; parking lot will hold 45-50 vehicles. Central air and natural gas hot air heat. (196889)</p> <p>\$449,900</p>	<p>PERU CONTEMPORARY</p>  <p>2005 unique Contemporary with 3 bedrooms, 2 baths, office over garage with private entrance. Beautiful Bamboo/Oak floors. Jenn Air appliances, Silestone Quartz countertops, Kraftmaid cabinets in kitchen. Master bedroom suite, with private loft. Propane radiant heat. Upper and lower decks. Two car attached garage. Basement has walk-out and hatchway! Two private acres of land. (123456)</p> <p>\$349,900</p>	<p>HINSDALE</p>  <p>This 1940 Ranch style home was totally rebuilt from the foundation up to a 2005/2006 post and beam, cedar sided home. 3 bedrooms 2 full baths, loft den/office area. Large rear deck. Walk-out lower level with laundry and workshop area. Wood and propane furnaces. 200 AMP electric. Horse barn with 1 acre fenced (another acre partially cleared). 44.3 acres. (197214)</p> <p>\$339,900</p>
<p>HINSDALE</p>  <p>WATER VIEWS! Single family home, condominium community. Free standing 3 bedroom, 2 bath Contemporary w/screend porch, A/C. Lower level could be finished, has walk-out! Heated pool, Har-Tru tennis courts, pavilion as well as access to Ashmere Lake. Condo fee includes snow removal (to your door!), lawn care, pool, and tennis court maintenance. Great space for the full time family or vacation home. (195831)</p> <p>\$329,000</p>	<p>HINSDALE</p>  <p>Colonial home with 3 bedrooms, 1 full bath. Great main road property with over 5 acres, 4 stall horse barn (with electric) and pasture area, detached 1 car garage with second floor storage. Newer roof (plywood & shingles), replacement windows, kitchen renovated in 2004. Furnace replaced in 2011. City sewer, private well. (196248)</p> <p>\$310,000</p>	<p>PERU</p>  <p>This Ranch style home was renovated and added on in 2004. New 2 car garage with bedrooms over. Open kitchen, dining and living area with fireplace (which has thermostat and can heat 2,200 SF of space). Open front porch (6 x 30). Family room, bedroom, half bath and laundry in lower level. Storage areas off garage and in lower level. Garnet Lake across the street. Non-motorboat lake. (194824)</p> <p>\$289,000</p>	<p>HINSDALE</p>  <p>Choice of TWO waterfront lots on Ashmere Lake! (191559 and 194049)</p> <p>\$250,000 and \$285,000</p>	<p>PERU</p>  <p>Amazing distant views, your own private world!! Post and beam house with garaged parking for 2, lower level family room with pellet stove, full bath and laundry. Main level has open kitchen and living with doors to deck. Large Master bedroom and bath with whirlpool tub. Over 8 acres for your enjoyment! (196257)</p> <p>\$279,000</p>
<p>HINSDALE</p>  <p>Almost new log sided Ranch style home with unfinished lower level with walk-out. Propane fireplace in living room. ADT alarm system. Hot air heat, with central air easily added. Two beautiful covered rear porches. Wooded and private. Detached 2 car garage. Nearby Assoc. beach/boat launch \$85+/year. Buyer to assume sewer betterment fee, \$296.05/year. (194558)</p> <p>\$249,900</p>	<p>LEISURE LEE</p>  <p>Great year round home used as a family retreat! Open floor plan for living, dining and kitchen. Partially finished lower level with walk-out. Pool, tennis as well as a private beach on Goose Pond. Three wooded lots give you 1.75 acres of privacy. New (2011) three bedroom septic system. Attached two car garage. Large screened porch with rear and side decks. Close to many Berkshire attractions. (196743)</p> <p>\$234,900</p>	<p>PERU</p>  <p>Great Country property with distant mountain views. 3 bedrooms, 1 bath Contemporary, with mud room entry. Large first floor bedroom with office, living room has sliders to rear deck (12 x 24). Large eat-in kitchen. First floor full bath is also laundry. Appliances stay! Drilled well 360' deep. Extra large storage shed a bonus. Ready to move in! (197546)</p> <p>\$197,500</p>	<p>LANESBORO</p>  <p>Great Lanesboro location, Ranch style home with 3 bedrooms, 2 full baths, vaulted living room ceiling. Rear deck partially screened with awning. Fenced rear yard. City water and sewer. Oversized 2 car garage with storage area. Updated kitchen! Roof new in 2007, replacement windows! Close to Berkshire Mall, The Donut Man, Matt Ritzly's Irish Pub, Krispy Kreme and MORE!!! (195997)</p> <p>\$180,000</p>	<p>HINSDALE</p>  <p>This 3 bedroom, 2 bath, Colonial home sits on almost 3/4 acres with many updates! New roof-2005, new kitchen appliances with rear slider-2005, new electrical wiring-2005, new siding w/ insulation-2006, most windows replaced-2005, shed new in 2009! Public water and sewer. One car detached garage! (195723)</p> <p>\$169,900</p>
<p>HINSDALE-2 FAMILY</p>  <p>Great Investment! Could be owner/occupied or rent both sides! Both apartments have been renovated and painted! New carpets in many rooms, electric updated to 100 AMP. Plenty of off street parking. Walk to town, library, restaurants, post office, etc. #96 has nice side deck for your enjoyment! (197008)</p> <p>\$164,900</p>	<p>HINSDALE</p>  <p>Renovated Colonial with 5 bedrooms, 2.5 baths. Newer electrical, plumbing and insulation. This home has room to spare! Two possible bedrooms on first floor and four bedrooms on second floor with Master suite. Laundry off kitchen a plus. Pellet stove helps with heating costs. Walk-up attic. Two car garage a bonus! (197294)</p> <p>\$154,900</p>	<p>PERU</p>  <p>Priced to sell below assessed value! This Raised Ranch has the kitchen, living room and den on the first floor with a half bath. Second floor has 5 bedrooms and a full bathroom. Detached building could be 3 car garage and storage. Located on a paved country road. (194751)</p> <p>\$139,900</p>	<p>PITTSFIELD</p>  <p>Great bungalow for starter home or if you are downsizing. Kitchen has Formica countertops but needs updating, all appliances stay. Great deck off front of house with access to small sitting room/den. Living room has paneled walls for easy maintenance. Two bedrooms on the second floor. Bathroom has handicap tub for easy in-and-out. Full basement with concrete floor. (197476) \$79,950. Call Jim, 413-454-5353</p> <p>\$79,950</p>	<p>HINSDALE-COUNTRY COOP</p>  <p>17 Country Road, \$54,000. 19 Country Road, \$64,999. 26 Country Road, \$65,900.</p> <p>55 and over Mobile Home Park! Park approval needed, Park provides water, sewer and in-ground heated pool for \$200./month park fee.</p>

HINSDALE: .14 Acres±, \$22,500; HINSDALE-WATERFRONT: .92 Acres±, \$285,000; RICHMOND: 2.65 Acres± with passing perc, \$145,000; HINSDALE: 6 Acres±, drilled well and passing perc test, \$59,900; BECKET: Views - 2.38 Acres±, \$34,900; HINSDALE-WATERFRONT: 1.68 Acres±, \$250,000; BECKET: Skyline Ridge/Valley View, 3.65 Acres ±, \$54,900-VIEWS; HINSDALE: In-Town Building Lot \$49,900; PERU: .49 Acres ± Near Ashmere Lake, \$49,900; PERU: 8.89 ACRES ±, \$19,999; HINSDALE: 2 lots on Hemlock Lane, \$150,000 each

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Immaculate Condition Ranch!

Wonderful open flr. plan in this 3 BR, 2 3/4 BA ranch on lovely cul-de-sac, cathedral ceiling in living rm, 60 gal. h/w htr, oil furnace and tank replaced 2002, roof and ridge vent replaced 2005, great rm w/wet bar in bsmt. & sliders to outside, 2 car attached oversized garage, pool filter and pump 1 yr. old & liner 3 yrs. old, private yard, short distance to golf courses, skiing, lakes, etc.

Lanesboro MA\$279,900



Beautiful - Move-in Condition

You will appreciate the gracious space this home offers and the beautiful, move-in condition of this well modernized home while maintaining its turn of the century charm. Hardwood floors, original wood work, oversized kitchen and master bedroom suite addition with a deep walk-in closet. New deck, hot tub room, two car garage, flat yard, privacy. Call today!

Pittsfield\$279,000



Desirable Richmond

Lovely Richmond home, perfect year round or vacation living. Enjoy the four seasons room, private flat yard, 20 x 20 deck, peace and quiet. Hardwood floors, skylights, finished lower level, 2 fireplaces, 40 yr shingle roof 2001, New furnace 4 zones and porch 2007, brand new septic fall 2011.

Richmond.....\$399,000



Berkshire Cottage

The quintessential year round Berkshire Cottage in pristine move-in condition! Many recent upgrades - see supplement for list. The perfect Pied e Tier, just 14 minutes from Tanglewood near W Stockbridge line. Yearly fuel cost of \$1,500/yr was prior to new high efficiency oil burner.

Richmond.....\$164,900



5 Condos at The Historic Maplewood

Significant price reduction on these newly renovated, elegant condominiums in the center of downtown Pittsfield, a stone throw from Berkshire Medical, Barrington Stage, Colonial Theater. Beautiful kitchen & baths featuring granite countertops, stainless steel appliances. Elevator, large windows, high ceilings, gracious gardens, walking distance to restaurants, yoga, swimming, Nautilus, Cinema.

Pittsfield\$165,000 - \$265,000



Lakecrest Marina

The ultimate lake condos in the Berkshires. 1st floor master suites, two guest suites. Swim, boat, tennis, clubhouse, and boat docks!

Pittsfield\$369,000 & \$375,000
Rental Available.



VIEWS VIEWS VIEWS

Lenox Home located on a quiet cul-de sac with magnificent views of October Mountain that can be seen from just about every room of the house. Fabulous 440 sq.ft. first floor master suite; Spacious living room w/fireplace; family room/den has sliders to a large screened-in porch. Easy access to in-ground pool and backyard. Newer furnace and windows.

Lenox.....\$459,900



Stockbridge Bowl

The ideal Berkshire Getaway! Totally renovated, private & in the center of all Berkshire activities. Designed, built & lived in by a famous musician 1 mile from the Tanglewood Music Festival, Summer Home of the BSO. The house is situated off a private road surrounded by Japanese garden setting with many mature trees & flower bushes. Stroll across the road to Stockbridge Bowl. Can be sold furnished.

Stockbridge.....\$399,000



Outgrown Your Current Home?

Spacious home with with expansive finished walk out basement allowing many possibilities; would make great inlaw quarters. Beautiful yard w/ views, fruit trees, fire pit and inground pool w/ screened in pool house. Close to Pittsfield state forest. Great primary residence or vacation home.

PittsfieldNew Price \$269,900



Meticulously Maintained

Meticulously maintained & upgraded Lenox home surrounded by 30 acres of protected land! Come see the stunning results of the following improvements -new roof '04, replaced front door casing '06, hardwood flooring '07, Dining room slider '07, Updated kitchen counters, flooring, slider '10, Integrated Alarm system '07, New Lochinvar Knight Integrated Heating/HW System '09, Emergency generator, '09

Lenox.....\$529,900



Village at October Mountain

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Lee\$179,000-\$299,900
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Lenox.....\$199,000-\$209,000
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Hinsdale\$339,000 to \$429,000
Rentals Available.



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Newer 4 bd main home with separate entrance 2 bd, 1 ba quarters for in-laws, nanny, home office, rental options. Meticulously designed and maintained, well built with many upscale appointments. First floor master bedroom suite, walk in closet, jetted tub, gourmet kitchen designed for open entertainment, separate barn, front porch, two decks, patio for outside enjoyment. Walk to town.

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OPEN HOUSE SATURDAY, APRIL 21
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(Off *Cheshire Road*)

DON'T JUST DRIVE BY this quality built ranch style home - it's larger than it looks! Convenient one level living with wood floors, 1½ baths, three bedrooms and office with separate entrance. Really great lower level family room with fireplace and wet bar, small backyard greenhouse, over a third of an acre lot. \$170's - take a look!



OPEN HOUSE SATURDAY, APRIL 21
11:00 am-12:30 pm
68 East Housatonic Street, Pittsfield

WALK TO THEATERS, restaurants, shopping and more with this well cared for Pittsfield home! Quality throughout with natural wood floors and appointments, fireplace, lots of charming features. Three spacious bedrooms, 1½ baths, easy care vinyl siding, low maintenance lot. For year round or vacation enjoyment, this is the spot! \$170's



OPEN HOUSE SATURDAY, APRIL 21
11:00 am-12:30 pm
22 Tamie Way, Pittsfield
(Off *Holmes Road*)

A WONDERFUL FLOOR PLAN for entertaining with this spacious Gambrel Colonial in one of Pittsfield's finest neighborhoods! Great views, four large bedrooms, 2½ baths, family room with fireplace, wine cellar and more. Oversized two car garage, large backyard deck. Stop by and take a look. \$300's



A LEE LANDMARK - the iconic Joe's Diner has been continuously operated since 1955. Owner's ready for a change, looking for someone to continue the tradition. Lease available, call today for details.



NEW MARLBORO VICTORIAN, built by Chauncey Brewer in 1905 as part of a large farm, this home site offers three acres surrounded by open land. Spacious and bright with 8 rooms and two full baths, the house has been tastefully updated while retaining its turn of the century charm. Several outbuildings set away from the house, two rented by local craftsmen at \$550/month. Quiet country road, easily accessible to the village of Mill River. First time offered, \$499,900



RARE LEAD COMPLIANCE certificate here! Nice foursquare Colonial with a rocking chair porch offers an updated kitchen with appliances, big dining/living room combination with lots of windows, three bedrooms and bath upstairs. Replacement windows, aluminum siding for easy maintenance, economical gas heat, three garages could provide some income. \$90's



VERSATILE SOUTH COUNTY home with lots of extra space...this lovely 1880's Victorian has been tastefully updated over the years and offers amazing space for gracious living. Main house has huge kitchen, formal dining room, large formal living room and 5 bedrooms plus in-law apartment, 3 full and two half baths. Third floor office space plus large addition in the rear - many interesting possibilities. 13+ acres just minutes to downtown Gt. Barrington and Butternut Ski area.. \$310,000



THE LIVING IS EASY with this well cared for Lenox Co-Op offered at just \$119,900! Picturesque woodland setting, two bedrooms, 1½ baths, screened porch, freshly painted interior. Convenient to all Berkshire attractions, community pool and tennis on site.



HALF PRICE SALE! The new assessment for this ready to finish new construction project will be \$278,000 and it is offered for sale at just \$125,000! High quality including Andersen windows, Buderus furnace, 8'x9' garage doors, high end entry. Framed and wired, some radiant heat, some finish materials on site. 2+ acre site protected by unbuildable wetlands, country location but 20 minutes to the Turnpike, 10 minutes to Pittsfield, lots of recreation nearby. Call today for complete information.

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Dalton PineCrest Estates, 8room, 4bed-room, 2.5 bath home with first floor master bedroom suite, open floor plan, cathedral ceiling great room with fireplace, formal dining room, kitchen with breakfast nook, first floor laundry, two car garage.



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PineCrest Estates, This refined family home consists of 4 bedrooms, a master bedroom suite with master bath, along with two family baths. The great room features a vaulted ceiling and a fireplace. Cathedral ceiling enhances the dining room, plus it has a breakfast nook, and a 2 car garage

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Pittsfield, Gorgeous turn of the century center hall colonial with old world charm having original molding, 4 fireplaces with wood mantles, master bedroom suite with sitting room and bath, 3.5 total baths, two car garage attached by a breezeway, front and rear porches all set on a one acre lot with private meadow views to the rear. **\$318,000**



Dalton, Large centrally located 2 family flat with a 4 bedroom, 2 bath updated apartment on second floor, and a 2 bedroom, 1 bath on the first floor, located on a private 1 acre lot along with a 2car garage and a large barn, can easily be used as a single. Priced at **\$250,000**

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Pittsfield, Centrally located on Route 7, close to the Berkshire Mall and across from the lake, 8 room, 3 bedroom, 1 bath cape, newer Buderus boiler, home needs work. Commercial Zone **\$99,000**



Pittsfield, Commercial buildings in high traffic location, plenty of parking, completely updated, gas heat, show room, second floor office, 888 square foot warehouse two stories high with shelving floor to ceiling and 8 foot doors, plus garage with second floor storage. **\$299,000**

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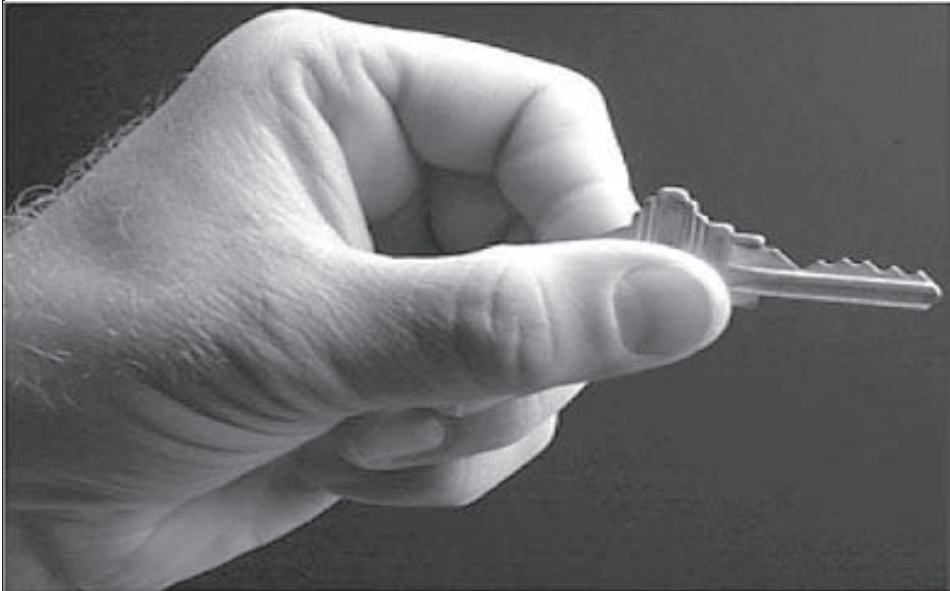
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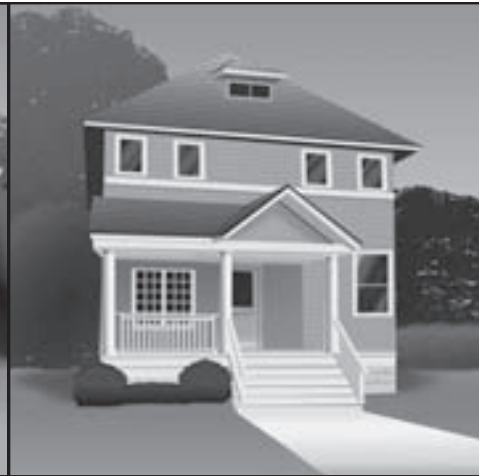
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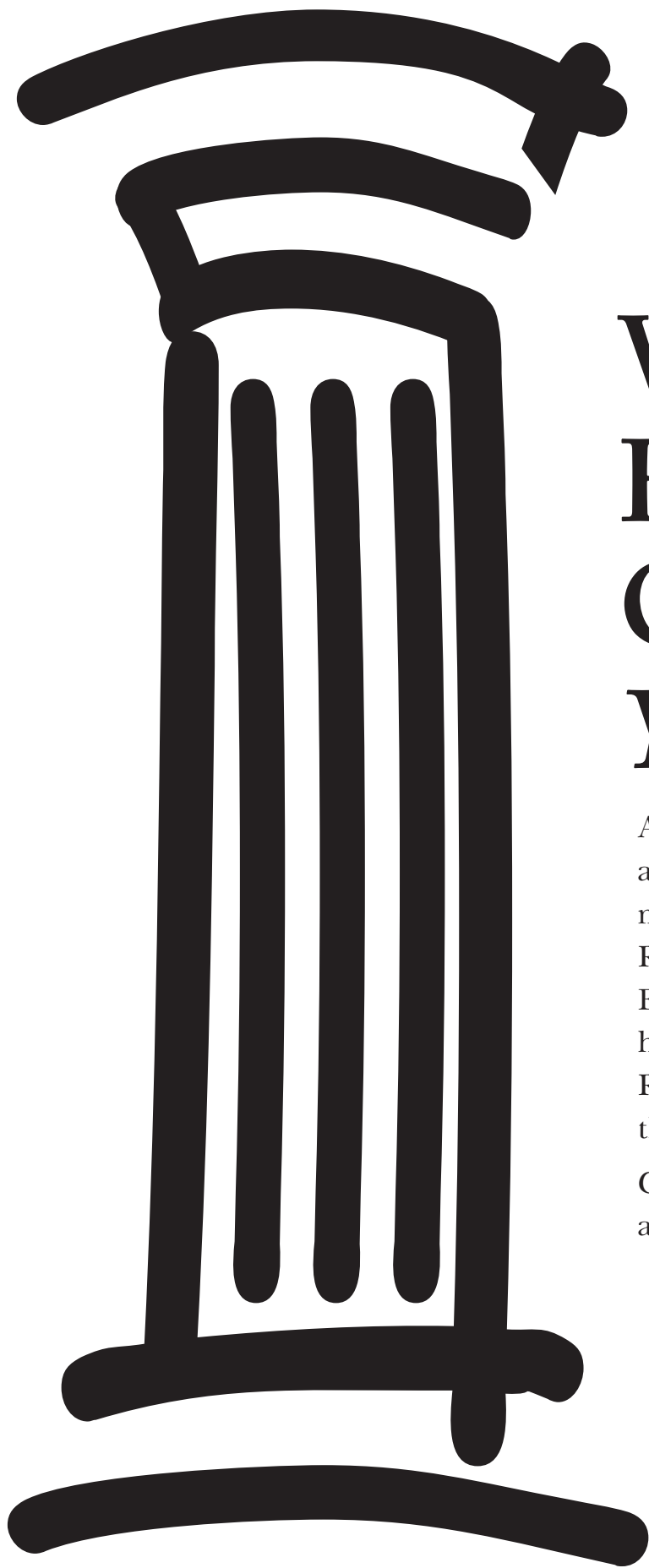
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