

Christy May

RE/MAX Landmark Realtor

Canton, Dedham, Dover/Sherborne, Medfield, Norwood, Sharon, Stoughton, Walpole, Wellesley and Westwood community specialist

774-215-5111 home office direct * 617-446-6620 office voice mail * 781-258-6022 cell

Call me with life changes that lead to real estate changes!

MLS # 70508232 - Active

Land - Residential

100 acres 1125-1249 East Mt

List Price: \$3,450,000

Westfield, MA 01085

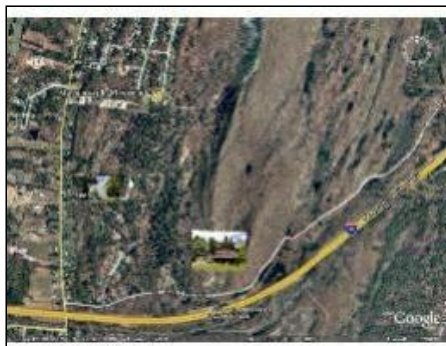
Hampden County

Grade School:

Middle School:

High School:

Directions: 99 mi. West of Boston on Mass Pike exit 3, Holyoke E to E.Mtn.Rd N to Old Holyoke Rd.



Remarks

100+ fabulous acres in Westfield, less than 5 minutes from exit 3 Mass Pike. 2 Proximal Parcels access on 2 paved roads=1123-1251 East Mountain & 0-77 Old Holyoke. Previous plans topo maps exist but bring your BIG IDEAS to the best value for 100 acres in Westfield. Owned for 20 years by now-retiring developer. See listing 70365222 & new listing 70508287 which includes Westfield Meadows - a 7024sq ft. 16-bed facility, formerly assisted-living facility, Title V certified, buildings & improvement

Property Information

Total Approx. Acres: 100.3 (4369068 sq. ft.)

Cultivation Acres:

Home Own Assn:

No. of Approved Lots: 999

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee : \$

Features

Area Amenities: Walk/Jog Trails, Golf Course

Beach: No

Cable Available:

Documents: Legal Description, Perc Test, Septic Design, Land Survey, Topographical Map

Electric: At Street

Gas: Near By

Lot Improvements: Other (See Remarks)

Land Description: Easements, Level, Rolling, Sloping, Wooded, Stream, Additional Land Available

Road Type: Public

Sewer: Near By

Water: At Street

Waterfront: No

Zone Usage: Single Family, Multi-Family, Condo/Co-Op, Other (See Remarks)

Other Property Info

DEQE/DEP#:

Disclosure Declaration: No

Disclosures: Same owner on two proximal properties. Westfield Meadows w/20-rm facility and buildings. All incl.

Perc Test: Yes

Tax Information

Pin #: Westfield Meadows land + buildings

Assessed: \$9,999,999

Tax: \$99999999 Tax Year: 2007

Book: 99999 Page: 999

Cert:

Zoning Code: CR,RR

Map: Block: Lot:

Office/Agent Information

Listing Office: RE/MAX Landmark, REALTORS® (781) 320-0020

Listing Agent: Christy May (781) 258-6022

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: Exclusive Right to Sell

Entry Only: No

Showing: Sub-Agent: Sub-Agency Relationship Not Offered

Showing: Buyer-Agent: Call List Office, Call List Agent

Showing: Facilitator: Call List Office, Call List Agent

Special Showing Instructions: Satellite Showing and Conference Call for both proximal pieces 36 Old Holyoke + 64 East Mountain

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2.5

Facilitator: 2.5

Firm Remarks

Same owner for both proximal properties.

Market Information

Listing Date: 1/9/2007

Listing Market Time: MLS# has been on for 10 day(s)

Days on Market: Property has been on the market for a total of 10 day(s)

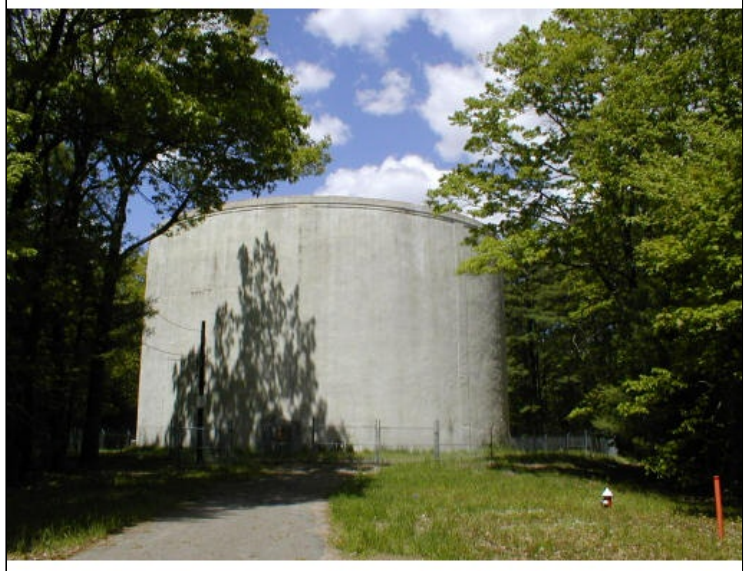
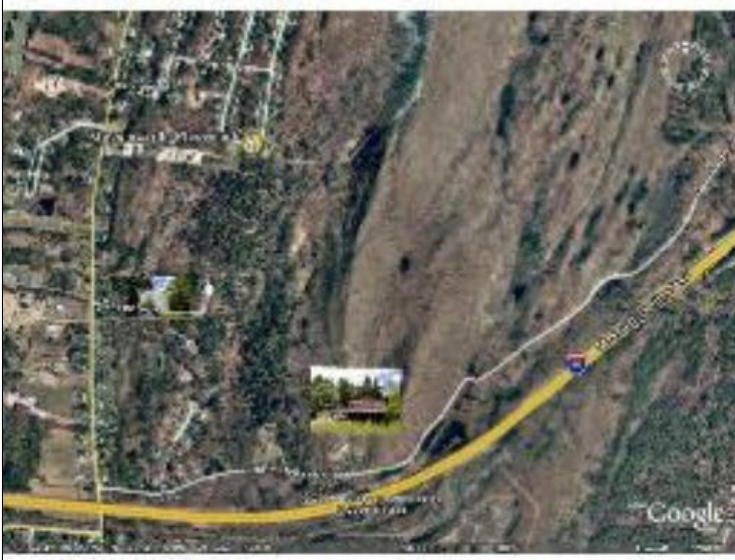
Office Market Time: Office has listed this property for 10 day(s)

Expiration Date:

Original Price: \$3,450,000

Off Market Date:

Sale Date:



The information in this listing was gathered from third party sources including the seller and public records. MLS Property Information Network and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2007 MLS Property Information Network, Inc.

Christy May
RE/MAX Landmark Realtor
Canton, Dedham, Dover/Sherborne, Medfield, Norwood, Sharon, Stoughton, Walpole, Wellesley and Westwood community specialist
774-215-5111 home office direct * 617-446-6620 office voice mail * 781-258-6022 cell
Call me with life changes that lead to real estate changes!