



MLS # 73051189 - Active

Condo - Townhouse

**8 Shady Brook Lane - Unit 8
West Springfield, MA 01089
Hampden County**

List Price: **\$369,900**

Unit Placement: **End**

Total Rooms: **5**

Unit Level: **1**

Bedrooms: **2**

Grade School:

Bathrooms: **3f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **1**

Outdoor Space Available:

Approx. Acres:

Handicap Access/Features:

Directions: **Off Piper Road**

Remarks

The Price is Right on this Outstanding Townhouse at Beautiful Windpath a Very Desirable Condo Community found at Springfield Country Club Can Be Yours! Featuring APO:(2011)Rheem Gas Furnace & C/Air, Tiled & Hardwd Flrs & More! Crisp, Clean & Freshly Painted you'll love the stylishly renovated kitchen w/classic white cabinets & rich granite counters is open to a charming dining area/famrm w/tiled flrs. Enjoy gatherings or relaxing in the expansive livrm w/wood flrs, handsome gas fireplace w/slider to a pretty paver patio is open to an inviting dinrm w/wainscoting & crown molding. French Dr to a cozy porch is a quiet spot! Plus a convenient 1/2 Bath! 2nd flr boasts a sparkling bathrm,2 generous bedrms w/roomy closets includes a splendid mbrm suite w/slider to your personal balcony, dressing rm w/tremendous closet space & private mbath w/dual sink vanity! Great for entertaining is the nicely finished basement w/wet bar, home office/guest room w/its own bathrm! Carefree Living at its Best!

Property Information

Approx. Living Area Total: **1,714 SqFt (\$215.81/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **1,714 SqFt** Approx. Below Grade:
 Living Area Disclosures: **Does Not Include Terrific Finished Lower Level/Basement** Levels in Unit: **2**

Heat Zones: **Forced Air, Gas**

Cool Zones: **Central Air**

Parking Spaces: **2 Off-Street, Paved Driveway**

Garage Spaces: **1 Attached, Garage Door Opener**

Disclosures: **1 small pet w/board approval/Aprx RM Dimensions/Buyer Verify Any & All Info/2 Sump pumps w/battery backup;1 under basemnt stairs & 1 in utility rm as preventative measures/ See Attached Documents Regarding Special Assessment. 1st Assessment is Already Paid.**

Complex & Association Information

Complex Name: **Windpath Condominiums** Units in Complex: **86** Complete: **Yes** Units Owner Occupied: Source:
 Association: **Yes** Fee: **\$433 Monthly**
 Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal**
 Special Assessments: **Yes - \$2,193 - Special Assessment due:Feb, May, Aug, Nov(1/4ly) for 3 years.Final single payment of \$1900 in the 4th year. For Roof/Chimney/Gutters/ Dormers/Heavy-Duty Waterproofing & Const Mangmnt. See Attached**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X13	Fireplace, Flooring - Hardwood, Flooring - Wood, Exterior Access, Open Floor Plan, Slider, Crown Molding
Dining Room:	1	13X8	Flooring - Hardwood, Flooring - Wood, French Doors, Breakfast Bar / Nook, Exterior Access, Remodeled, Wainscoting, Lighting - Overhead, Crown Molding
Family Room:	1		Flooring - Stone/Ceramic Tile, Open Floor Plan
Kitchen:	1	22X13	Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Open Floor Plan, Remodeled, Lighting - Overhead
Main Bedroom:	2	17X12	Bathroom - Full, Bathroom - Double Vanity/Sink, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider, Closet - Double
Bedroom 2:	2	12X12	Closet, Flooring - Wall to Wall Carpet, Closet - Double
Bath 1:	1	5X4	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	8X8	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	B	24X8	Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	B		Bathroom - Full, Flooring - Stone/Ceramic Tile
Play Room:	B	19X17	Closet, Flooring - Stone/Ceramic Tile, Wet bar, Closet - Double
Home Office:	B	13X10	Bathroom - Full, Bathroom - With Shower Stall, Closet - Cedar, Flooring - Stone/Ceramic Tile
Sun Room:	1	10X8	French Doors, Exterior Access

Features

Other Property Info

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Golf Course, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School**
Appliances: **Range, Dishwasher, Disposal, Washer, Dryer**
Basement: **Yes Full, Interior Access, Sump Pump, Concrete Floor**
Beach: **No**
Construction: **Frame**
Docs in Hand: **Rules & Regs**
Electric Features: **Circuit Breakers**
Energy Features: **Insulated Windows, Partial**
Exterior: **Wood**
Exterior Features: **Porch - Enclosed, Patio**
Flooring: **Wood, Tile, Wall to Wall Carpet, Hardwood**
Hot Water: **Natural Gas, Tank**
Insulation Features: **Unknown**
Interior Features: **Central Vacuum, Cable Available**
Management: **Professional - Off Site**
Pets Allowed: **Yes w/ Restrictions Small Pets**
Restrictions: **Other (See Remarks)**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **1987**
Year Built Source: **Public Record**
Year Built Desc: **Approximate, Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:00C04 B:00064 L:00C14**
Assessed: **\$356,600**
Tax: **\$5,620** Tax Year: **2022**
Book: **0** Page: **0**
Cert:
Zoning Code: **SU-M**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Firm Remarks

Any questions and/or offers please contact the Listing Broker Christine Katzer, 413 530-8828. Please text or call to confirm receipt after the offer is sent. If sending via dotloop please send with attachments & contact Christine.

Market Information

Listing Date: **10/22/2022**
Days on Market: Property has been on the market for a total of **127** day(s)
Expiration Date:
Original Price: **\$379,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **127** day(s)
Office Market Time: Office has listed this property for **127** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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