



MLS # 71616451 - Active  
Single Family - Detached

**18 MARYLAND AVE.**  
**Chicopee, MA : Chicopee Falls 01020-4509**  
**Hampden County**  
Style: **Colonial, Garrison**  
Color: **Gray**  
Grade School: **Belcher/Litwin**  
Middle School: **Bellamy M.S.**  
High School: **Chicopee High**  
Handicap Access/Features: **No**  
Directions: **East Main St. (Rt. 141) to Maryland Ave.**

List Price: **\$234,900**

Total Rooms: **7**  
Bedrooms: **3**  
Bathrooms: **2f 0h**  
Master Bath: **No**  
Fireplaces: **1**

**Remarks**

**BEST DEAL IN CHICOPEE! WINTER SPECIAL PRICE PROMOTION. HURRY TO GET YOUR OFFER IN BEFORE THIS PROMOTION ENDS! COOL DOWN BY THE POOLSIDE IN THE SUMMER! AND BASK IN THE LUXURIOUS HOT TUB IN THE WINTER! THIS IS SURELY THE BEST HOUSE FOR THE MONEY ANYWHERE IN CHICOPEE!** Situated in an ideal neighborhood setting, this upgraded Garrison Colonial boasts a dramatic, spacious floor plan with attention to detail throughout. Beautiful, decked, above-ground swimming pool with gazebo. Hot tub/spa, with pellet stove in the Three-Season room. Added 1994-Magnificent Great Room with floor to ceiling stone-gas fireplace, natural wood-beamed ceiling, skylights, bay window, french doors and more! Large, fully applianced kitchen with sitting island and breakfast nook. Dining room with bow window. New front door. Beautifully renovated main bathroom. Stackable Washer/Dryer. Fenced, private yard with two utility sheds. Whole-house Fan. 2-Car garage. **NEW WALL-TO-WALL CARPETING.**

**Property Information**

Approx. Living Area: **1921 sq. ft.**      Approx. Acres: **0.27 (12153 sq. ft.)**      Garage Spaces: **2 Attached, Storage, Side Entry, Insulated**  
Living Area Includes:      Heat Zones: **1 Central Heat, Forced Air, Gas**      Parking Spaces: **6 Off-Street, Paved Driveway**  
Living Area Source: **Public Record**      Cool Zones: **1 Central Air**      Approx. Street Frontage:  
Living Area Disclosures:  
Disclosures: **Stackable Washer and Dryer are included. All measurements are approximate.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	16x11	Ceiling Fan(s), Flooring - Wood
Dining Room:	1	15x12	Window(s) - Bay/Bow/Box
Kitchen:	1	24x12	Flooring - Wood, Dining Area, Main Level, Kitchen Island, Breakfast Bar / Nook, Open Floor Plan, Stainless Steel Appliances
Master Bedroom:	2	18x10	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13x12	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	15x10	Ceiling Fan(s), Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	11x6	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Laminate, Remodeled
Bath 2:	1	9x7	Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Wood, Enclosed Shower - Fiberglass, Dryer Hookup - Electric, Washer Hookup
Laundry:	1	9x7	Bathroom - 3/4
Great Room:	1	20x19	Fireplace, Skylight, Ceiling - Beamed, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Cable Hookup, Open Floor Plan
Other:	1	18x17	Wood / Coal / Pellet Stove, Ceiling Fan(s), Hot Tub / Spa, Slider
Office:	B	11x11	Closet, Flooring - Wall to Wall Carpet

**Features**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**  
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Public School, T-Station, University**  
Basement: **Yes Full, Bulkhead, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **110 Volts, Circuit Breakers, 200 Amps**  
Energy Features: **Insulated Windows, Insulated Doors, Storm Doors, Attic Vent Elec., Prog. Thermostat, Other (See Remarks)**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck, Deck - Wood, Patio, Pool - Above Ground, Gutters, Hot Tub/Spa, Storage Shed, Sprinkler System, Decorative Lighting, Screens, Fenced Yard, Satellite Dish, Gazebo**  
Flooring: **Wall to Wall Carpet, Concrete, Laminate, Hardwood, Parquet**  
Foundation Size: **1171**  
Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas, Tank**  
Insulation: **Full, Fiberglass, Fiberglass - Loose**  
Interior Features: **Security System, Cable Available, Sauna/Steam/Hot Tub, Whole House Fan, French Doors**  
Lot Description: **Paved Drive, Cleared, Level**  
Road Type: **Public, Paved, Publicly Maint.**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Sewage District: **Chico**  
Terms: **Contract for Deed**  
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No, --**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Personal Property.**  
Facing Direction: **West**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features: **No**  
Year Built: **1989** Source: **Public Record**  
Year Built Description: **Actual, Renovated Since**  
Year Round: **Yes**  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **0130-0046B**  
Assessed: **\$255,300**  
Tax: **\$4477.96** Tax Year: **2015**  
Book: **12986** Page: **316**  
Cert:  
Zoning Code: **S**  
Map: **0130** Block: **0046B** Lot:

**Office/Agent Information**

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