



Address: 10 Valentine Ln Lee, MA 01238

<b>Agent Related:</b>	No	<b>Possession:</b>	immediate
<b>Book:</b>	2116	<b>Region:</b>	Berkshire - South
<b>Page:</b>	44	<b>Village:</b>	NA
<b>Map Ref:</b>	M:029 B:00 L:0000-0118.B	<b>Elem School:</b>	Lee
<b>Tax Year:</b>	2010	<b>Middle School:</b>	Lee
<b>Taxes:</b>	3,230	<b>High School:</b>	Lee
<b>Assess Amt:</b>	256,200	<b>Year Built Apx:</b>	2005
<b>Assessed Year:</b>	2,010	<b>Year Built</b>	Assessor
		<b>Source:</b>	
		<b>Side Agreement:</b>	No
		<b>Limited Service:</b>	No

<b>Total Rooms:</b>	8	<b>Acres Apx:</b>	1
<b>Total Bedrooms:</b>	4	<b>Frontage Apx:</b>	100
<b>Total Bathrooms:</b>	3	<b>Lot Square Footage:</b>	43,560
<b>Total Full Baths:</b>	2	<b>Parking Spaces:</b>	
<b>Total 3/4 Baths:</b>	0	<b>Parking Spaces Type:</b>	Garaged
<b>Total Half Baths:</b>	1	<b>Betterment:</b>	
<b>Sq Ft Liv Apx:</b>	1,440	<b>Contingent:</b>	
<b>Sq Ft Source:</b>	Assessor	<b>Contingent Remarks:</b>	
<b>List Price Sqft:</b>	187.15	<b>Telephone Pole Coord:</b>	

<b>Style:</b>	Colonial	<b>Right to Farm Comm:</b>	Unk
<b>Construction:</b>	Wood Frame	<b>Survey:</b>	Yes
<b>Condition:</b>		<b>Water:</b>	Public
<b>Roof:</b>	Asphalt/Fiberglass	<b>Well Detail:</b>	
<b>Floor:</b>	Carpet; Other: Pergo	<b>Sewer:</b>	Public
<b>Basement:</b>	Concrete Floor; Full; Radiation Remed Sys; Unfinished	<b>Underground Oil Tank:</b>	Unk
<b>Heat/Cool:</b>	Central AC; Forced Air; Multizone	<b>Accessibility:</b>	
<b>Fuel:</b>	Propane	<b>Lead Paint:</b>	No
<b>Hot Water:</b>	Propane	<b>Seller Disc:</b>	No
<b>Insulation:</b>	Fiberglass	<b>Seller Terms:</b>	
<b>Appliances Incl:</b>	Dishwasher; Disposal; Range/Stove; Refrigerator	<b>Home Owners Assoc:</b>	
<b>Energy Features:</b>	Energy * Appliances; Insulated Doors; Insulated Windows	<b>HOA Fee Includes:</b>	
<b>Electric Type:</b>	200 Amp	<b>Title V:</b>	Not Applicable
<b>Exterior:</b>	Other	<b>Title V Date:</b>	
<b>Garage:</b>	1 Car; Attached; Auto Opener; Oversized	<b>Views:</b>	Scenic
<b>Lot Description:</b>	Paved Drive; Subdivision	<b>Waterfront:</b>	
<b>Land Use:</b>		<b>Zoning:</b>	Residential
<b>Restrict Covenants:</b>	Yes	<b>Right of Way:</b>	No
<b>Easement:</b>	No	<b>Mandatory HOA:</b>	
<b>Stove Permit:</b>			
<b>Interior Amenities:</b>	Cable Avail; Inlaw/Guest Qtrs; Walk In Closet(s)		
<b>Exterior Amenities:</b>	Deck		
<b>Building Info:</b>	Exterior Color: Beige		

Room Name	Room Level	Length	Width	Room Remarks
Bath 1/2	1st Floor			
Bath Full	2nd Floor			
Bath Full	2nd Floor			
Bedroom - Other	2nd Floor	12	12	
Bedroom - Other	2nd Floor	10.3	12.3	
Bedroom - Other	2nd Floor	10.2	10.5	
Bedroom - Other	2nd Floor	8.5	9.1	
Dining Room	1st Floor	10	11	
Game Room	2nd Floor	13	17	
Kitchen	1st Floor	7	12	
Living Room	1st Floor	12.5	13.3	

**Public Remarks:** FANTASTIC PRICE on this well-built EnergyStar home that offers the ultimate in flexibility. Two separate living units: 3 bed/1.5 baths+garage and a 1 bed/1 bath second unit. The smaller unit can be converted to a private master suite or easily rented for extra income. This property is currently rented for \$24K/yr. GREAT LOCATION.

**Directions:** Route 102 to Meadow Street. Right on to Pine Street. Valentine Lane is on the right at the top of the hill.