



**MLS # 70354589 - Sold**  
**Single Family - Detached**

**1 Algonquin Drive**  
**Wilbraham, MA 01095**  
**Hampden County**  
 Style: **Colonial**  
 Total Rooms: **9**  
 Full/Half/Master Baths: **4/0/Yes**  
 Grade School:  
 High School:  
 Directions: **Off Glendale Road**

List Price: **\$499,900**  
 Sale Price: **\$455,000**  
 Color: **It gray**  
 Bedrooms: **4**  
 Fireplaces: **1**  
 Middle School:

**Remarks**

**Perfect in every way! Pristine colonial with space for all. Great kitchen with granite, open to family room with Cathedral ceiling and sky light. Nice Master bedroom suite, 4 full baths, Guest quarters, Fabulous finished lower level with gas fireplace. Private flowering rear yard too!!**

**Property Information**

Approx. Living Area: **2705 sq. ft.**      Approx. Acres: **1.43 (62291 sq. ft.)**      Garage Spaces: **2 Attached, Garage Door Opener**  
 Living Area Includes:      Heat Zones: **2 Forced Air, Gas, Propane**      Parking Spaces: **2 --**  
 Living Area Source: **Public Record**      Cool Zones: **2 Central Air**      Approx. Street Frontage:  
 Living Area Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Family Room:	1		Fireplace, Skylight, Cathedral Ceils, Wall to Wall Carpet
Kitchen:	1		Hard Wood Floor, Dining Area, Granite/Solid Counters
Master Bedroom:	2		Cathedral Ceils, Ceiling Fans, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2		Walk-in Closet, Wall to Wall Carpet
Bedroom 3:	2		Walk-in Closet, Wall to Wall Carpet
Bedroom 4:	2		Skylight, Cathedral Ceils, Wall to Wall Carpet
Bath 1:	1		Full Bath, Ceramic Tile Floor
Bath 2:	2		Full Bath, Skylight, Ceiling Fans, Ceramic Tile Floor
Bath 3:	2		Full Bath, Skylight, Ceiling Fans, Ceramic Tile Floor
Laundry:	1		Ceramic Tile Floor
Bathroom:	2		Full Bath
Office:	1		Hard Wood Floor
Play Room:	B		Wall to Wall Carpet
Den:	B		Wall to Wall Carpet
Exercise Room:	B		Wall to Wall Carpet
Foyer:	1		Ceramic Tile Floor

**Features**

Appliances: **Wall Oven, Refrigerator**  
 Basement: **Yes Full, Partially Finished, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Exterior: **Clapboard**  
 Exterior Features: **Deck, Prof. Landscape, Sprinkler System**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Foundation Size: **00000**  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Propane Gas, Tank**  
 Interior Features: **Central Vacuum, Security System, Cable Available**  
 Lot Description: **Wooded, Paved Drive**  
 Road Type: **Public, Paved, Publicly Maint.**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer and Water: **Private Water, Private Sewerage**  
 Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**  
 Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
 Disclosure Declaration: **Yes**  
 Disclosures:  
 Exclusions:  
 Home Own Assn:  
 Lead Paint: **None**  
 UFFI: **No** Warranty Available: **No**  
 Year Built: **1993** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round: **Yes**

**Tax Information**

Pin #: **1**  
 Assessed: **\$395,700**  
 Tax: **\$6046.3** Tax Year: **2006**  
 Book: **9844** Page: **335**  
 Cert:  
 Zoning Code: **res**  
 Map: Block: Lot: