

CASSILIS FARM ESTATE

602-606 Hartsville New Marlborough Road, New Marlborough | 20± Acres



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STATEMENT OF LIMITATIONS

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LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

EXHIBITS

Information Sheet

Property Photographs

Base Plan Orthograph

Site Analysis Plan

Conservation Context

Property Information

Cassilis Farm Estate
New Marlborough, MA

The ultimate family and friends compound with 23 rooms, 11 bedrooms, and 8 baths in 2 houses connected by a 2nd floor porch. The main house was built in the grand gilded age style in 1890 and the second attached home followed in similar style in 1900. Well maintained period details are enhanced by newer mechanicals, fresh paint, and new roofs. The 3rd floor is ready for finishing by new owners. The two massive barns with new metal roofs are complemented by an ice house, garden house, and caretaker home.

The views are long range and pastoral overlooking the pastures, stream, and south pond.

The Cassilis Farm Estate offers magnificent homes on a 20-acre beautiful setting less than 10 miles to Great Barrington.



Property Highlights

Total Rooms: 23	Style: Colonial; Gambrel/Dutch
Total Bedrooms: 11	Exterior Color:Pale YellowYear Built Apx: 1890 (Assessor)
Total Bathrooms: 8	Sq Ft Liv Apx: 11,065 (Assessor) Acres Apx: 20
Total Full Baths: 7	Garage Stalls:
Total Half Baths: 1	Basement: Unfinished
Wood Fireplace #: 10	Views: Distant; Pastoral; Scenic

Exterior / Structural Details:

Exterior Amenities:	Deck; Outbuilding; Mature Landscaping
Exterior Color:	Pale Yellow
Construction:	Post/Beam
Roof:	Asphalt; Fiberglass
Exterior Siding:	Clapboard; Wood
Water:	Well
Sewer:	Private
Title V:	Pass
Underground Oil Tank:	Unk

Land Details:

Acres Apx:	20
Lot Size Dimensions:	20 +/- Acres
Lot Size SqFt:	871,200
Parking Type:	Private
Lot Description:	Irregular Shape; Paved Drive
Land Use:	Hobby Farm; Horses Allowed
Flood Hazard Area:	No

Public Records / Legal Information

Zoning:	Residential
Book: 2435	Page: 193
Taxes:	16,800 (2021)
Assess Amt:	1,690,200 (2021)
Restrict Covenants:	No
Easement:	Unk
Survey:	No
Right of Way:	No
HOA / Community Fees:	
Mandatory HOA:	
Fee Includes:	

Status:	Active	Possession:	To Be Determined
Contingent:		Agent Interest:	None
Current Price:	1,890,000	Side Agreement:	No
Original List Price:	1,890,000	Limited Service:	No
Days on Market:		Seller Disc:	No

Report Generated by:



Directions: Just up the road from the center of New Marlborough Village

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