331 Rossiter Road

Richmond, MA | 20± Acres







For more information, please contact:

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REAL ESTATE

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding331 Rossiter Road, Richmond, MA
that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

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Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

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

Floor Plan

Base Plan

Base Plan Orthograph

Site Analysis Plan

Conservation Context

331 Rossiter Road

Property Information

The LARCHES: An important historical colonial built in 1820 and tastefully and meticulously updated for contemporary living. The beautifully landscaped 20 acres includes 2 ponds- one with 3 acres and deeded access for fishing and the other accessed by a wooded trail adjacent to a nature garden. The 5389 sq ft of the main house includes 5 bedrooms and 4 full baths. The living room is spacious for entertaining and includes the original fireplace. The den/library is cozy with fireplace and book shelves. The kitchen with breakfast nook flows to the formal dining and on to a beautiful screen porch with 180 degree views. The finished lower level is ideal as child's play room and work out center. The 2 story carriage/barn house has served as art studio, billiards and entertainment cent

The 2 story carriage/barn house has served as art studio, billiards and entertainment center and 1 bedroom guest house with radiant heat, AC, kitchen, garage, and full bath/laundry. Charming with historic barn beams and antique siding.

Location, Tax & Legal

Registry	Middle Registry	Elem School	Richmond Consolidate
Middle School	Richmond Consolidate	High School	Choice
Assess Amt	1,440,000	Assessed Year	2023
Taxes	15,350	Tax Year	2023
Book	1858	Page	47
Map Ref	M:4080 B:0036 L:00000		

General Property Description

Property Type	Residential	Realtor.COM Type	Residential - Single Family
Sq Ft Liv Apx	5,389	Sq Ft Source	Assessor
Total Rooms	12	Total Bedrooms	6
Total Full Baths	4	Total Half Baths	2
Total Bathrooms	6	Garage Stalls	1
Parking Spaces Type	Garaged & Off-Street	Year Built Apx	1820
Year Built Source	Owner	Yr Blt Description	Approximate
Lot Size Dimensions	871,200	Acres Apx	20
Frontage Apx	600		

Remarks & Misc

Directions	From Rte 41 take Rossiter Road to the intersection with West Rd.
Marketing/Headline	THE LARCHES An historic country estate for today's lifestyle

Room Name	Level	Length	Width	Remarks	Area
Living Room	First	28	16	w/ original FP and large window	448
Kitchen	First			completely renovated w/island	
Dining Room	First	16	16	formal w/ large window	256
Library	First	21	15	w/original FP	315
Primary Bedroom	First	12	18		216
Primary Bathroom	First				
Primary Bedroom	Second	16	17	adjacnt to lg master bath /dressing room	272
Bedroom 3	Second	13	15		195
Bedroom 4	Second	11	16		176
Bedroom	Second	16	16		256
Bedroom	Second	11	13	or office, play room	143
Foyer	First	12	20	w/ grand original staircase	240
Laundry	Basement			in finshed area	
Other	First			Barn living room w kitchenette	
Other	First			Barn bedroom w/ barn doors	
Other	Second			Barn entertainment w/ billiards area	
Other	Second			Barn full bath and laundry	

Details

Restrict Covenants:	No
Title V:	Unk
Underground Oil Tank:	No
Water:	Private; Well
Well Detail:	Drilled
Sewer:	Private
Easement:	Unk
Survey:	Unk
Right of Way:	Unk
Right to Farm Comm:	Yes
Flood Hazard Area:	Unk
Views:	Pastoral; Scenic; Water
Water Features:	Brook; Lake/Pond Name: Private pond; Pond Access
Lot Description:	Adj to Protected Ld; Corner; Pasture; Wooded
Land Use:	Horses Allowed
Building Info:	Exterior Color: white; Wood Fireplace #: 2
Stove Permit:	Unk
Electric Type:	200 Amp
Style:	Colonial; Historic
Interior Amenities:	Alarm System; Bay/Bow Window; Cable Avail; Central Vacuum; Inlaw/Guest Qtrs
Internet Service:	Cable Available; DSL Available
Accessibility:	1st Flr Bdrm w/Bath
Exterior Amenities:	Barn/Stable; Fenced-Partially; Landscaped; Outbuilding; Patio; Trash Public
Appliances Incl:	Dishwasher; Dryer; Microwave; Range; Range Hood; Refrigerator; Washer
Construction:	Post/Beam; Wood Frame
Exterior Siding:	Clapboard; Wood
Roof:	Asphalt Shingles; Fiberglass
Basement:	Concrete Floor; Finished-Partially; Interior Access
Floor:	Ceramic Tile; Wood
Garage:	Detached
Heat/Cool/Vent:	Attic Fan; Hot Water; Multizone
Fuel:	Propane
Hot Water:	Propane
Insulation:	Fiberglass
Lead Paint:	Unk
Zoning:	Residential
Seller Disc:	No
Possession:	Close Of Escrow

331 ROSSITER ROAD

Property Photography









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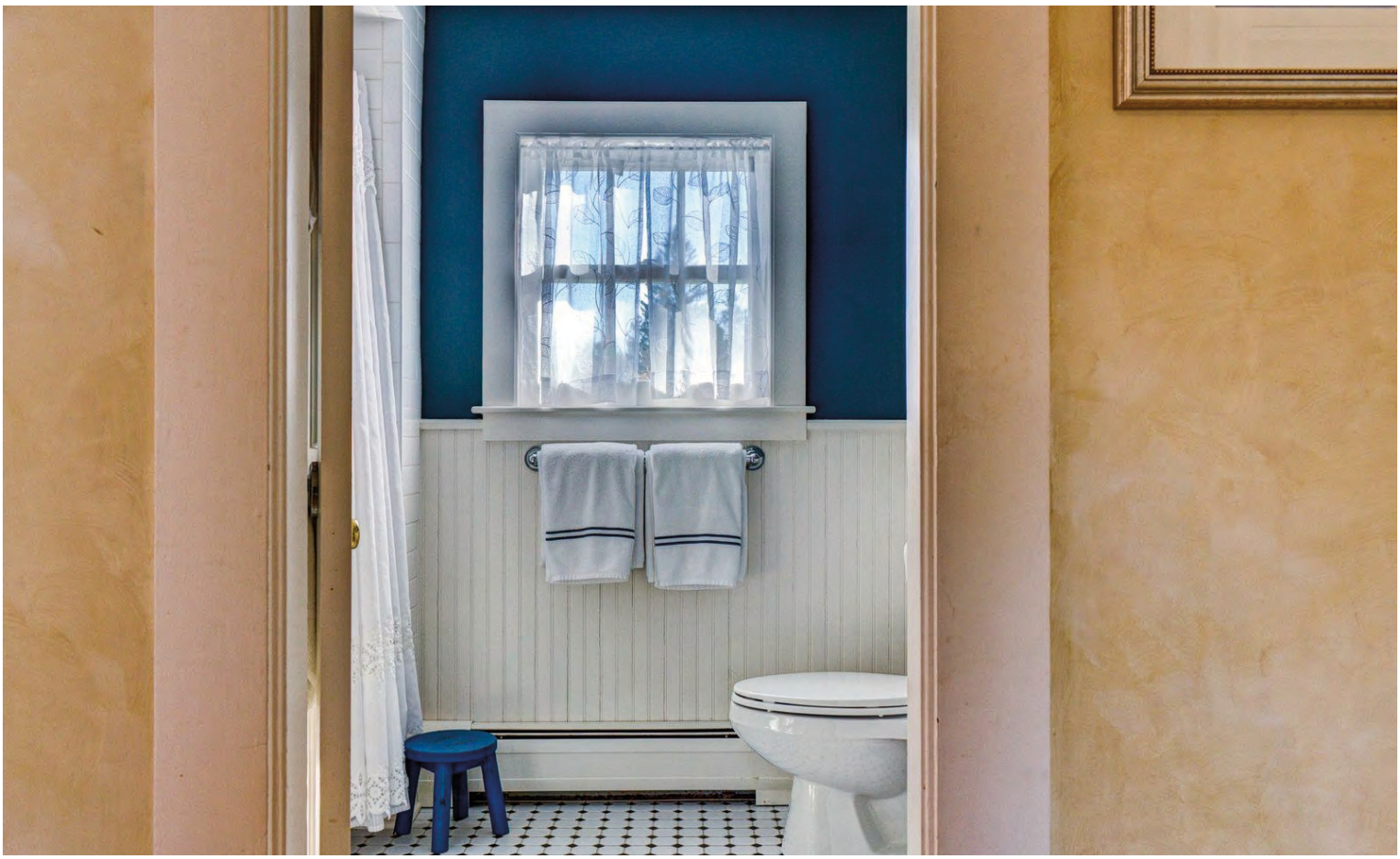


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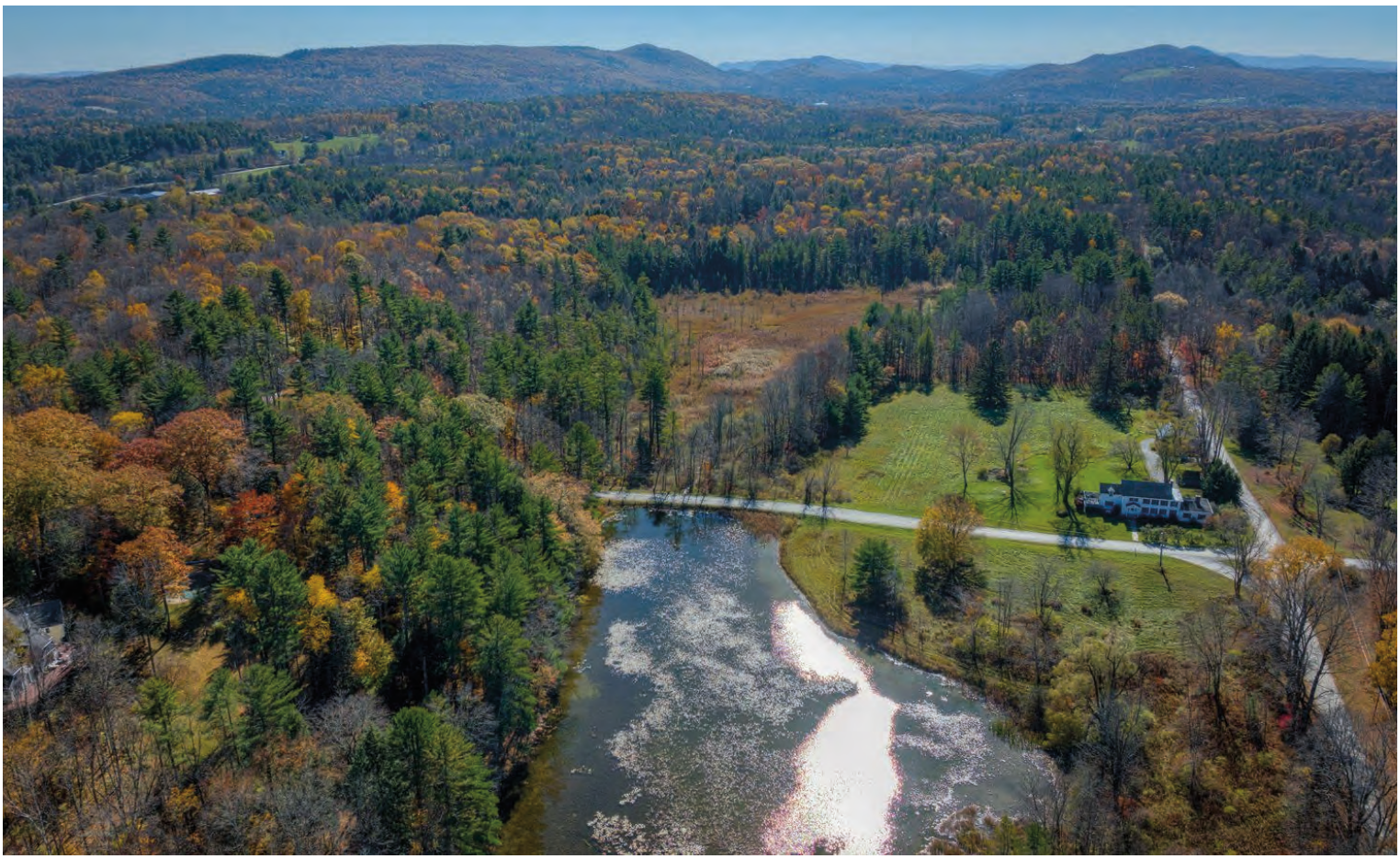
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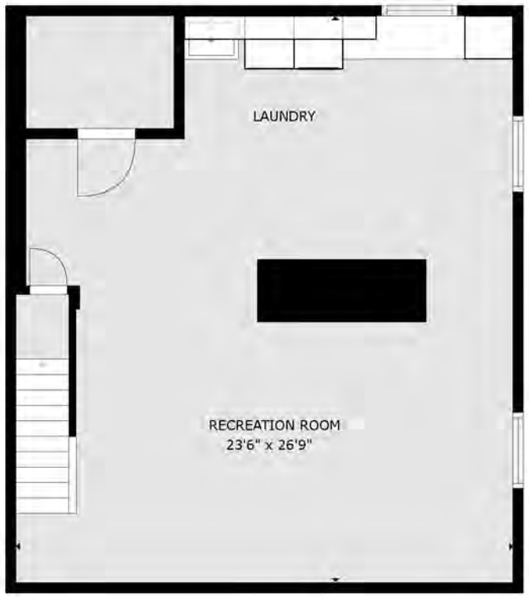


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BASEMENT



FLOOR 2



FLOOR 1

331 ROSSITER RD
RICHMOND, MA 01254

GROSS INTERNAL AREA
FLOOR 1: 2262 sq. ft FLOOR 2: 1485 sq. ft
TOTAL: 3747 sq. ft
BASEMENT: 625 sq. ft, PORCH: 154 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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CHRISTIE'S
INTERNATIONAL REAL ESTATE

331 Rossiter Road

Richmond, MA

Base Plan

LEGEND

- Subject Property - 20.0 ±Ac
- Adjacent Properties
- Building Footprint
- Protected Land
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/07/23

Project Number: MA4051

0 100 200 400 Feet

Scale: 1 " = 200 '

This plan is conceptual only and is not represented as an engineered plan.

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Document Name: MA4051 base

331 Rossiter Road

Richmond, MA

Base Plan Orthophotograph

LEGEND

- Subject Property - 20.0 ±Ac
- Adjacent Properties
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Notes:
Credits: 2021 imagery from MassGIS Imagery map service.

Date: 04/07/23

Project Number: MA4051

0 100 200 400 Feet

Scale: 1 " = 200 '

This plan is conceptual only and is not represented as an engineered plan.

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Document Name: MA4051 ortho

331 Rossiter Road

Richmond, MA

Conservation Context

LEGEND

- Subject Property - 20.0 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restriction
- Agricultural Protection Restriction
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/07/23

Project Number: MA4051

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

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Document Name: MA4051 conservation context

331 Rossiter Road

Richmond, MA

Site Analysis Plan

LEGEND

- Subject Property - 20.0 ±Ac
- Adjacent Properties
- Building Footprints
- Protected Land
- NHESP Priority Habitats of Rare Species
- Soil Types
- Open Water
- Wetlands - 8.61 ±Ac
- Perennial Streams
- Intermittent Streams
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/07/23

Project Number: MA4051

0 100 200 400 Feet

Scale: 1 " = 200 '

This plan is conceptual only and is not represented as an engineered plan.

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Document Name: MA4051 site analysis