



Brookside

Home to a number of creative enterprises such as Cannondale Bikes, a nationally syndicated cartoonist and currently The Real Estate Book, this vintage charmer has supported many who combine lifestyle with business. With office space on the first floor, a two bedroom apartment with a loft on the second, and everything else you need—the Post Office, banks and local eateries—within walking distance, this home/office enjoys the convenience of village living. And, with the amazing nearby community development underway at the former G&B Wire Mill, area property values are certain to increase. Now is the perfect time to invest! Take advantage of the bright future that lies ahead for this Brookside property.

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WILLIAM RAVEIS
EXCEPTIONAL PROPERTIES

Welcome to Brookside



*Front porch, stonewalls, babbling brook—
what a charming home. The perfect place
for a cottage home, business or both!*



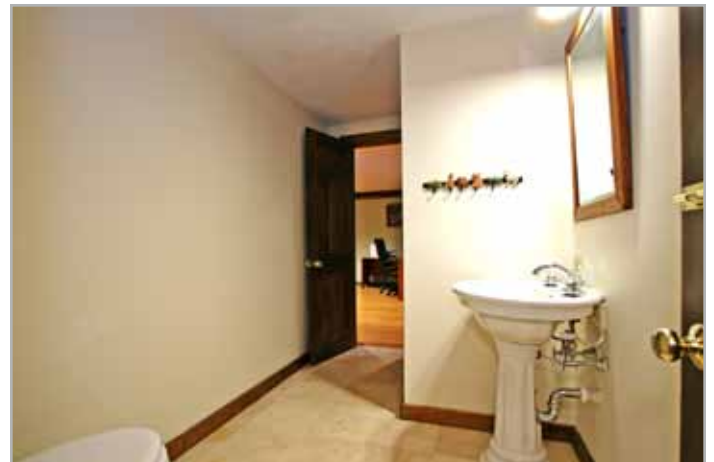
Relax on the porch and enjoy sounds of the brook passing by the front of the house. A stone retaining wall along the front of the home features rough-cut granite pillars that frame entranceways to the front door and a spacious parking area. Zoned for both residential and commercial use, this well cared for home has tons of character and plenty of potential uses.





Hand hewn beams, vaulted ceilings and sunny windows make for a bright and welcoming work environment.

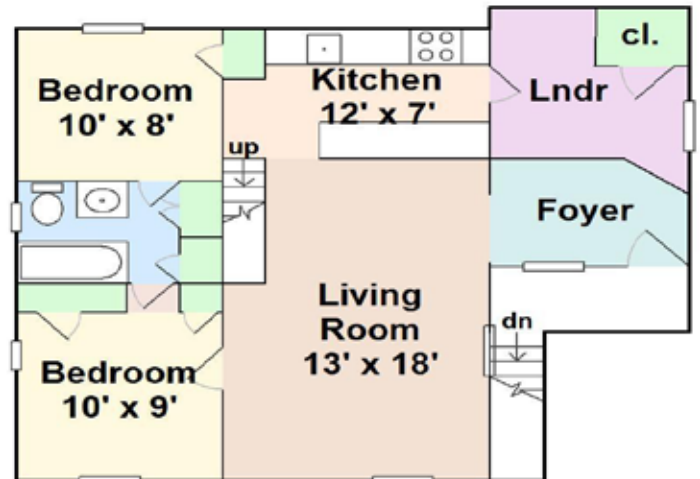
While plenty of restaurants are within walking distance, a kitchen provides employees the option of preparing a lunch or stocking the fridge with healthy snacks and refreshments. The first floor is currently used as a business office but it could become a residence once again. With such distinctive character, amazing views, exposed rough-cut beams and beautiful wood floors, this charmer has all the features that would make for a lovely home.





The apartment, with its private entrance, has all the appeal of an open loft with three separate rooms that enjoy plenty of privacy.

An outdoor stairway leads to a private two bedroom apartment with a loft. These four rooms provide many enticing possibilities; the ability to live and work at the same address, an option to take advantage of potential rental income or the potential to use it as additional office space. A skylight fills the open kitchen area with sunlight. A spacious pantry off the kitchen offers plenty of storage and additional space for appliances. This is a home where Hi and Lois and Hagär the Horrible were brought to life, were mountain bikes were designed and from where solid real estate marketing is created – a home that has certainly been a creative influence to so many.





Style:	Farmhouse
Zoned:	Residential/Business
Acres:	.23+/-
Year Built:	1910/Renovated
Square Feet:	1,868+/-
Main Level:	6 Rooms, Kitchen, 1/2 Bth
2nd Level Apartment:	Great Room, Kitchen, 2 Bed, 1 Bth
Heating:	Oil/CA
Sewer & Water:	City Sewer, Well
Exterior Features:	Porch, Deck, Brook



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