

# FREQUENTLY ASKED QUESTIONS



## Who is the developer of Cable Mills?

Mitchell Properties is the developer of the Cable Mills community, which includes the adaptive reuse of three historic mill buildings at Cable Mills, as well as the under-construction River House townhomes and sold-out Modern Mill lofts.

Founded in 2000 by Williams College 'Class of 1980' graduate Bart Mitchell, Mitchell Properties is a Boston-based real estate development company with expertise in quality residential and mixed-use projects, including new construction and the adaptive reuse of historic structures. Mitchell Properties has gained a reputation for creating highly successful residential communities with an emphasis on unique design, quality construction, green living, beautiful landscaping, stylish interior finishes, and exceptional management.

## How many homes are at Cable Mills?

Cable Mills has undergone a dramatic transformation from its past as a factory making wire and cable dating back to the post-Civil War era. Today, it comprises 61 homes, including flats, lofts, and townhomes.

## What is the price range and square footage of the homes?

Floorplans at Cable Mills range from 808 sq.ft. to 2,093 sq.ft. of interior living space and offer multiple unique layouts. Prices start in the High \$300,000's.

## How many bedrooms are there?

Cable Mills offers a variety of one, two, and three-bedroom homes in single-level flats, lofts, and townhome styles.

## How tall are the ceilings?

Cable Mills has 12 to 16 foot Douglas Fir ceilings in most of the homes.

## What are the exterior materials?

The original structure of Cable Mills features brick with updated oversized energy-efficient windows. Modern exterior doors feature key fob entry at the main building, and modern steel awnings are above exterior doors.

## What are some of the included home features?

Keeping true to its original form, the homes at Cable Mills showcase the historic mill roots of the buildings with architecturally exposed brick, steel, and timber throughout. Most homes have 12 to 16 foot Douglas Fir ceilings, granite countertops, stainless steel appliances with gas-fired ranges, generous closets, and in-home laundry. In addition, many homes have sweeping views of the Green River, Berkshire Mountains, and Williamstown. and timber throughout.

## What are the green aspects of these homes?

These homes were built with a focus on sustainability and the adaptive reuse of the mill buildings and materials. Green building practices are used throughout, including energy-efficient windows, Cable Mills is also a non-smoking building.

## Will the homes have outdoor spaces?

The historic Cable Mills community sits on 3 acres and offers a tranquil respite in the heart of Williamstown and the Berkshires along the Green River. Cable Mills residents have access to the shared Outdoor Living Room with a fire pit, grills, and seating, and the Riverwalk pathway along the Green River.

**CABLEMILLS.COM**  
**413-483-3210**  

GPS: 160 Water Street in Williamstown, MA



Mitchell Properties

MARKETED BY  
**STREAMLINE**  
COMMUNITIES



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## **Is there a fireplace?**

Some homes may select a fireplace upgrade depending on the location for venting and historic approvals.

## **Where is parking located?**

The homes at Cable Mills include one assigned parking spot, with some homes assigned a carport spot. Additional parking spots are available for an additional cost. For a fee, electric car charging is available at the main entrance of Cable Mills, adjacent to the visitor parking area.

## **How do I receive my mail?**

Individual mailboxes are located within the Cable Mills main lobby, with an additional package room for secure deliveries located off of the main lobby entrance.

## **What is included in the condominium fee?**

The beautiful grounds and exteriors of Cable Mills are professionally maintained, including landscaping, snow removal, regular building maintenance, and trash and recycling. Condominium fees also include the use and maintenance of the shared Outdoor Living Room, Fitness Center, Bike Storage Room, The Commons Lounge Community Room, as well as water, the master insurance and funding of the capital reserves.

## **What is the real estate tax rate in Williamstown and how are the homes assessed?**

The 2024 Tax Rate is \$15.15 per thousand. We advise homeowners to assume 100% assessment for their calculation of Real Estate Tax. In other words, assume the total purchase price of your home.

## **Is there a warranty with the homes?**

Yes, a standard one-year Limited Home Warranty is provided from the closing date.

## **How do I reserve my home?**

Once you have found the perfect home, submit a non-binding Reservation Agreement along with a deposit of \$5,000 to begin the purchase process. Contact the Cable Mills sales office for further details.

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