



**SWALLOW**  
REAL ESTATE



*Photo courtesy of Seven Roads Media*

## **FEATURE SHEET**

**(As Per Owner)**

**270 Maple Street, Springfield**

### **General Systems**

- Six (6) Heat & Air Conditioning Ductless Minisplit heads, one each in guest rooms, Fujitsu 9,000 BTU, high-efficiency (up to 23 SEER) indoor ductless wall-mounted heat pump unit (model ASU9RLF1, 2019)
- Two (2) Fujitsu multi-zone outdoor units (2019)
- Nine-zone sprinkler system, powered by Rainbird ESP-TM2 indoor/outdoor irrigation controller and WR2 Wireless Sensor for rain/freeze monitoring, for up to 35% savings on water usage
- H.B. Smith Series-7 Commercial/Industrial Grade Boiler (Serial Number F92-392), with PowerFlame Burner and Honeywell Burner Control
- State Water Heaters ProLine Commercial Grade 50-Gallon Water Heater (August 2025)
- Radon Reduction System, installed by SWAT Environmental (February 2019)



- 200 Amp electrical service, with 100 Amp sub-panel in basement, and 60-Amp sub-panel in third-floor kitchenette closet

### **Appliances to Convey**

- Samsung Washer & Dryer set in laundry room:
  - Samsung MultiSteam Moisture Sensor SmartThings 7.5 cu. ft. Smart Electric Dryer in Platinum (model DVE45B6300P, 2023)
  - Samsung SuperSpeed Steam SmartThings 4.5 cu. ft. platinum-finish, front-load smart washer (model WF45B6300AP, 2023)
- Seven (7) refrigerators, including:
  - Samsung 24 cu. ft. 3-Door French Door Refrigerator with Family Hub™ & CoolSelect Pantry™ in black Stainless Steel, in kitchen (model RF265BEAESG, 2019)
  - Two (2) Vissani 3.1 cu. ft. 2-Door Mini Refrigerator in Stainless Steel with Freezer, ENERGY STAR, one in Maple, one in Windsor (model HVDR31GSE, 2019)
  - Two (2) Hotpoint 15.6 cu. ft. Top Freezer Refrigerator in White: one in third-floor kitchenette, one in long-term basement tenant unit (model HTR15ABMFLCC)
  - One (1) additional refrigerators in second-floor long-term tenant suite
  - Magic Chef refrigerator with freezer in second-floor sitting room closet
- Four (4) ranges, including:
  - Samsung Five-burner Freestanding Gas Range with Convection Oven, in Black Stainless Steel, in kitchen (2019)
  - Hotpoint electric range in third-floor kitchenette
  - Two (2) additional ranges in long-term tenant suites
- Five (5) microwaves, including:
  - Samsung Over-the-Counter Microwave, 30 in. 1.7 cu. ft. 1000W Fingerprint Resistant Stainless Steel in Black Stainless Steel, in kitchen (model ME18H704SFG, 2019)
  - Two (2) Black+Decker 0.7 cu ft 700W Countertop Microwave Oven, in Stainless Steel and Black (model EM720CPN-PMB, 2024)
  - Kenmore Microwave Oven in White, in third-floor kitchenette (model 721.61102100)
  - Sunbeam 0.7 cu. ft. 700W countertop microwave in black, in second-floor sitting room closet (model SGCMV807BK-07)
- One (1) dishwasher in main kitchen



- Samsung StormWash™ 48 dBA Dishwasher with Top Controls & Auto-Release in Black Stainless Steel (model DW80K5050UG, 2019)
- Nine (9) window air conditioning units
- Three (3) floor fans for first-floor air circulation
- All television sets in guest rooms

### **Extraordinary Features of Note**

- A rare his-and-her “queen-and-king” style adjoining bedroom suite duo exists on the second floor right off the landing.
  - Her suite: Currently named the “Maple” suite, the bedroom opposite the staircase was originally the chambers of Emily Osborne, wife of the home. This suite features a fireplace, an exterior sitting balcony and access to the shared tiled full bathroom.
  - His suite: Currently utilized as a one-bedroom, one-bathroom suite with kitchenette for a long-term tenant, this suite was originally the chambers of Frederick Harris, husband of the household. It features gorgeous woodwork and built-ins around the fireplace, access to the shared tiled full bathroom between the suites, and an exterior balcony seating area overlooking the backyard.
  - The shared spacious full bathroom between the suites features original, hand-painted tilework, a clawfoot tub, and a fireplace, with views overlook the backyard.
- The 40-foot ballroom with coffered ceilings, wainscoting, wall sconces, and tasteful lighting is accentuated by a floor-to-ceiling fireplace with hand-carved woodwork, flanked by window seats on either side. A bay window hugs guests peering out from party settings. One set of French doors leads out to the all-season sunroom with a cityview, while the other exits to a roofdeck. Meanwhile, a set of matching doors with mirrors hides a spacious shelving area for books, games, or other items.
- Ten (10) fireplaces throughout home—all are, reportedly, capped and insulated for non-use. But beauty abounds in the craftsmanship of the tiling surrounds, hand carved mantles, and fireback metalwork.
- Six (6) sets of pocket doors on the first floor alone
- A non-functioning elevator remains in place from the all-season sunroom to the second floor

And so much more... you'll have to book a showing to see the rest for yourself!



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*Photo courtesy of the Springfield Preservation Trust, WPA Image Project (circa 1938-39)*

## **PROPERTY HISTORY**

### **270 Maple Street, Springfield**

Built in 1879, 270 Maple Street—historically known as **Frederick Harris House**, is a 30-room historic mansion is an impressive 11,102 square feet in size, with a 40-foot grand ballroom, multiple ornate floor-to-ceiling hand-carved fireplaces, 12 bedrooms, and what might be the best residential view of Springfield.

The home is historically known as the Frederick Harris House, as it was built for Frederick Harris and Emily Osborne, who were married in 1879 and shortly thereafter, moved into this fantastic home perched on the crest of the hill on Maple Street.



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The house started out as the carriage house of Jotham G. Chase, who built a house next door on the site of what would become the Nathan Bill House. The exterior of the Chase house was built around 1873-74, and the carriage house may have been built around the same time—the masonry beholds an “1877” mark, which could be indicative of its age. However, Chase ran out of money during the Panic of 1873 and couldn’t finish the construction. In 1879, he sold the carriage house to Harris, who hired a contractor to convert it into a house in time to move in after his and Emily’s September 1879 wedding in Auburn, New York.



*The 40-foot grand ballroom was built in 1900, reportedly for a daughter’s wedding.  
(Photo courtesy of Seven Roads Media)*

When the house was completed in 1879, it was considerably smaller than its current appearance. The first major expansion came in 1886, followed by the addition of a ballroom in 1900, reportedly built by Italian artisans over two years of construction.

Frederick Harris was a banker—who succeeded his father, Frederick H. Harris, as president of the Third National Bank of Springfield in 1911, when his father passed away. This would explain the hidden vault behind the dining room wainscoting! He was also active politically, and served as an alderman and as a member of the school committee.



*The Harris family's banking roots explains the hidden vault in the dining room wainscoting.  
(Photo courtesy of Seven Roads Media)*

Emily came from an even more prominent family. Originally from Auburn, New York, her father David was a prominent businessman and mayor, but her family was even better known for social activism. Her grandmother, Martha Coffin Wright, and her great aunt, Lucretia Coffin Mott, were both leaders of the abolitionist and women's rights movements, and her brother, Thomas Mott Osborne, was the warden of Sing Sing and an influential prison reform advocate.



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Her sister was Helen Osborne Storrow, the philanthropist who founded Storrowton Village at the Big E. Helen's husband was James Jackson Storrow II, a Boston businessman who briefly served as president of General Motors in the company's early years.

Frederick and Emily had two children, Florence and Helen, but they were hardly the only residents of this house. Like other wealthy families of the era, they regularly employed multiple servants who lived here. In the 1900 census, they had three, and by 1910 they had four: a housekeeper, waitress, cook, and laundress. Florence moved out after her marriage in 1907 to Frederic Jones, and the couple later moved into a nearby house on Maple Street. Like his father-in-law, Frederic Jones would later go on to serve as president of Third National Bank.

Frederick died in 1926, and two years later he was memorialized in the naming of the Frederick Harris School, an elementary school on Hartford Terrace in the East Forest Park neighborhood. Emily lived out her life in the home until her death in 1940, some 60 years after she first moved in. Daughter Helen (Harris) Smith then moved into her mother's home—she was the last family member to own the house. An alumna of Smith College, Helen was president of the Visiting Nurse Association, trustee of the Springfield Hospital, and vice president of the Wesson Maternity Hospital. Helen lived in the home until her death in 1974.

The home was willed the following year to the MacDuffie School for Girls, who sold the home that same year to MaryAnn and Robert Cornell. The Cornells lived in the home and operated it as an art gallery—from 1975 to 1984.

In 1984, Thomas A. Valentine purchased the home—with much of the remaining art still hanging on the walls. Valentine retained ownership through various trusts until 2019 when he sold it to current owner Katherine Prewitt. Prewitt lives in the home and operates it as a bed and breakfast, which she named after Mr. Valentine and happens to have purchased on Valentine's Day. Fitting!

The home has been included on multiple historic homes tours, including the Valentine Mansion & the Ames Hill/Crescent Hill Historic District [Second Saturday Walking Tour](#) which took place on May 11, 2024. It also served as the Springfield Preservation Trust's 2024 Winter Fundraiser. (See [photos](#) and [video](#).)



*The Valentine Mansion is featured on a May 2024 architecture tour with local historian Derek Strahan, and owner Katherine Prewitt welcomes visitors. (Photos courtesy of Erica Swallow)*



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On the 1974 application for National Register of Historic Places designation, the Harris House is described as:

“Originally small but was doubled in size in 1886 when the house acquired a Shingle Style-Colonial Revival look. It presents a brownstone first floor, shingled upper floor, gables with Palladian windows, and a column-supported front porch. A rear addition was made in 1900.”

The mansion has the distinction of being the only house on Upper Maple Street to be in continuous ownership by one family for almost 100 years.

The house has remained well-preserved on both the exterior and interior. The side porch overlooking the city was damaged in the June 1, 2011 tornado, but was restored. The home retains its slate roof, some of which, on the side porch, was restored after the tornado. The mansion remains as an important part of the Ames/Crescent Hill District on the National Register of Historic Places and as a Local Historic District.

*Written, in part, by Derek Strahan, Lost New England, with additions by Erica Swallow.*

*Read online: <https://lostnewengland.com/2017/04/frederick-harris-house-springfield-mass>*

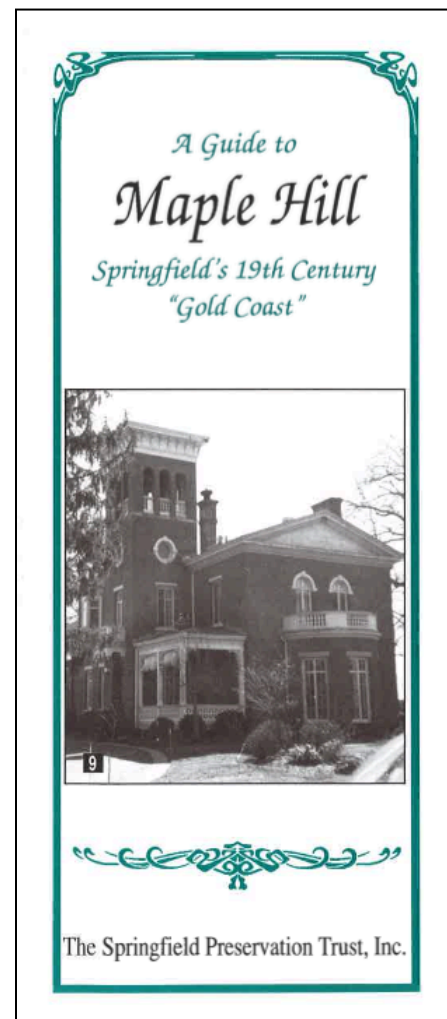
## About Ames/Crescent Hill District

The Ames/Crescent Hill District is a historic district in Springfield, and is home to some of Springfield's largest historic mansions, including 270 Maple Street, the largest single-family residence in Springfield—and likely in the entire county, if not further. The area was first opened in 1822 by David Ames, Sr. to provide improved access to his paper factory on the Mill River, according to the Springfield Preservation Trust's "A Guide to Maple Hill: Springfield's 19th Century 'Gold Coast' [walking tour brochure](#). A few years later, the brochure explains, he had a house built on the street as a wedding present for his son, David Ames, Jr. Then, over the next one hundred years, the area was developed with houses for Springfield's business and civic leaders.

Per the Massachusetts Historical Commission's inventory of the district:

"The Ames Hill/Crescent Hill Area possesses the finest grouping of nineteenth and early twentieth century domestic architecture in the city. Still remaining are houses designed by Henry Sykes, Ware & Van Brunt, Clarence Luce, E.C. Gardner, Chauncey Shepard, M.H. Westoff, and Jason Perkins. Gone are houses designed by Calvert Vaux, George Hawthorne, and Richmond and Seabury.

"People responsible for shaping the development of the city have lived there—i.e. Walter Wesson; Dave Ames, Jr.; Frank Wesson; Capt. James B. Hatch; Homer Foot; Andrew Wallace; Julius Appleton; Nathan Bill; Solomon Gordon; John Mills; John Stebbins; Fred. Harris; Henry Skinner; H.C. Rowley; Samuel Bowles; Geo. E. Howard; Charles Goodhue and many more."





The district was added to the National Register of Historic Places in 1974 and was designated as a Local Historic District in 1977. It is among the many historic districts in Springfield filled with historic homes which gave Springfield one of its two most famous monikers, the City of Homes. As the city was home to many inventors and business tycoons in its early days, it also became known as the City of Firsts.



*The historic Frederick Harris House is at the heart of the Ames/Crescent Hill Historic District.  
(Photo courtesy of Seven Roads Media)*

More recently, Springfield was named one of the 100 Best Places to Retire by *U.S. News & World Report* (2024), and the National Association of REALTORS® identified has named Springfield the #1 hottest housing market nationwide for two consecutive years, both 2024 and 2025, citing housing affordability, strong demand, and limited housing inventory.

*Learn more about the Maple-High/Six Corners Neighborhood Council:*

<https://www.facebook.com/mhscspringfield>

*Learn more about things to do in Springfield and the greater region:*

<https://swallowrealty.com/lifestyle>



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## **In the Media**

*Valentine Mansion in the News*

### **See inside the largest single-family home in Springfield | Valentine Mansion hosts fundraising event**

On WWLP Channel 22 News, by Ashley Shook

<https://www.wwlp.com/news/local-news/see-inside-the-largest-single-family-home-in-springfield-valentine-mansion-hosts-fundraising-event/>

### **To Springfield, with love: 'A Valentine Affair' to benefit Preservation Trust**

On MassLive, by James Foster

<https://www.masslive.com/springfield/2024/02/to-springfield-with-love-a-valentine-affair-to-benefit-preservation-trust.html>

### **Springfield's Valentine Mansion to be featured in home tour**

On MassLive & The Republican, by Don Treeger

<https://www.masslive.com/galleries/DQ2FSNBUSVE43LR3XT7PGY2O7M/>

### **Winter fundraiser allows public to explore Valentine Mansion in Springfield**

On Western Mass News, by Addie Patterson & Abigail Murillo Villacorta

<https://www.westernmassnews.com/2024/01/29/winter-fundraiser-allows-public-explore-valentine-mansion-springfield/>

### **Valentine mansion finds someone new to love it**

On MassLive & The Republican, by Romola Rigali

[https://www.masslive.com/living/2019/02/valentine\\_mansion\\_finds\\_someone\\_new\\_to\\_love\\_it.html](https://www.masslive.com/living/2019/02/valentine_mansion_finds_someone_new_to_love_it.html)



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*Photo courtesy of Seven Roads Media*

## **FURNITURE EXCLUSIONS**

**(As Per Owner)**

**270 Maple Street, Springfield**

The home will convey fully furnished to any buyer who so prefers, except for the following items:

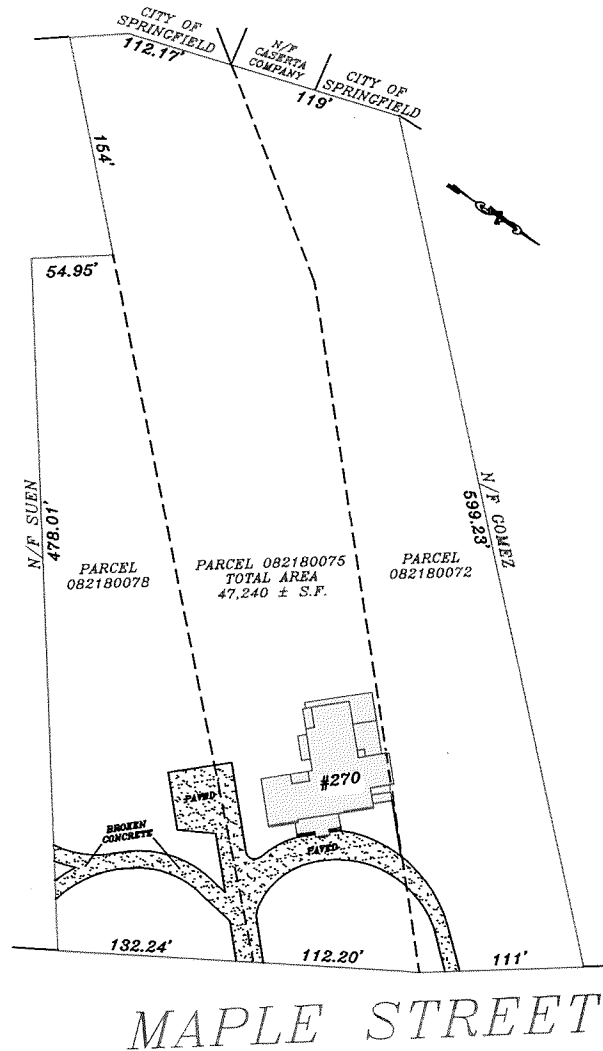
- Area rug in kitchen
- Sofa table in the dining room
- Adjustable bedframe in Wellington
- Marble top table in Maple
- Two area rugs on third-floor landing
- Furniture in third-floor owner's suite
- Two red chairs  
(one in Sterling; one in Maple)

The only items remaining in the basement are the in-use washer and dryer.

<b>File number:</b> 190111-14	<b>UNREGISTERED LAND</b>		
<b>Attorney:</b> BACON & WILSON, P.C.	<i>Deed Book</i> 13024	<i>Page</i> 18	
<b>Lender:</b> TBD	<i>Plan Book</i>	<i>Page</i>	<i>Lot(s)</i>
<b>Owner:</b> CASERTA COMPANY, LLC	<b>REGISTERED LAND</b>		
	<i>Reg. Book</i>	<i>Sheet</i>	<i>Lot(s):</i>
<b>Date:</b> 1/17/2019	<i>Certificate of Title</i>		
<b>Assessor's Map</b> 082 <i>Blk:</i> 180 <i>Lot</i> 72,75, & 78	<i>Census Tract</i>		

**MORTGAGE INSPECTION PLAN**  
**270 MAPLE STREET, SPRINGFIELD, MA**

**Scale:** 1"=130'



**CERTIFICATION**

I CERTIFY TO THE ABOVE ATTORNEY, BANK, AND THEIR TITLE INSURANCE COMPANY THAT THE MAIN BUILDING, FOUNDATION OR DWELLING WAS IN COMPLIANCE WITH THE LOCAL ZONING BYLAWS IN EFFECT WHEN CONSTRUCTED (WITH RESPECT TO STRUCTURAL SETBACK REQUIREMENTS ONLY) OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. GENERAL LAW TITLE VII, CHAPTER 40A, SECTION 7.

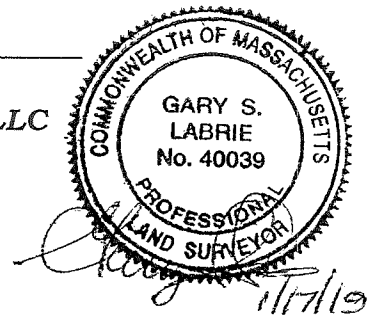
NOTE: BROKEN CONCRETE THRU WAY INTO ABUTTING LOT HAS NO MENTION OF A RIGHT OF WAY OR ACCESS EASEMENT MENTIONED IN DEED OF RECORD.

**FLOOD DETERMINATION**

BY SCALE. THE DWELLING SHOWN HERE DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE AS DELINEATED ON A MAP OF COMMUNITY # 25013C0402E AS ZONE X DATED 7/16/13 BY THE NATIONAL FLOOD INSURANCE PROGRAM.



**Olde Stone Plot Plan Service, LLC**  
P.O. Box 1166  
Lakeville, MA 02347-  
Tel: (800) 993-3302  
Fax: (800) 993-3304





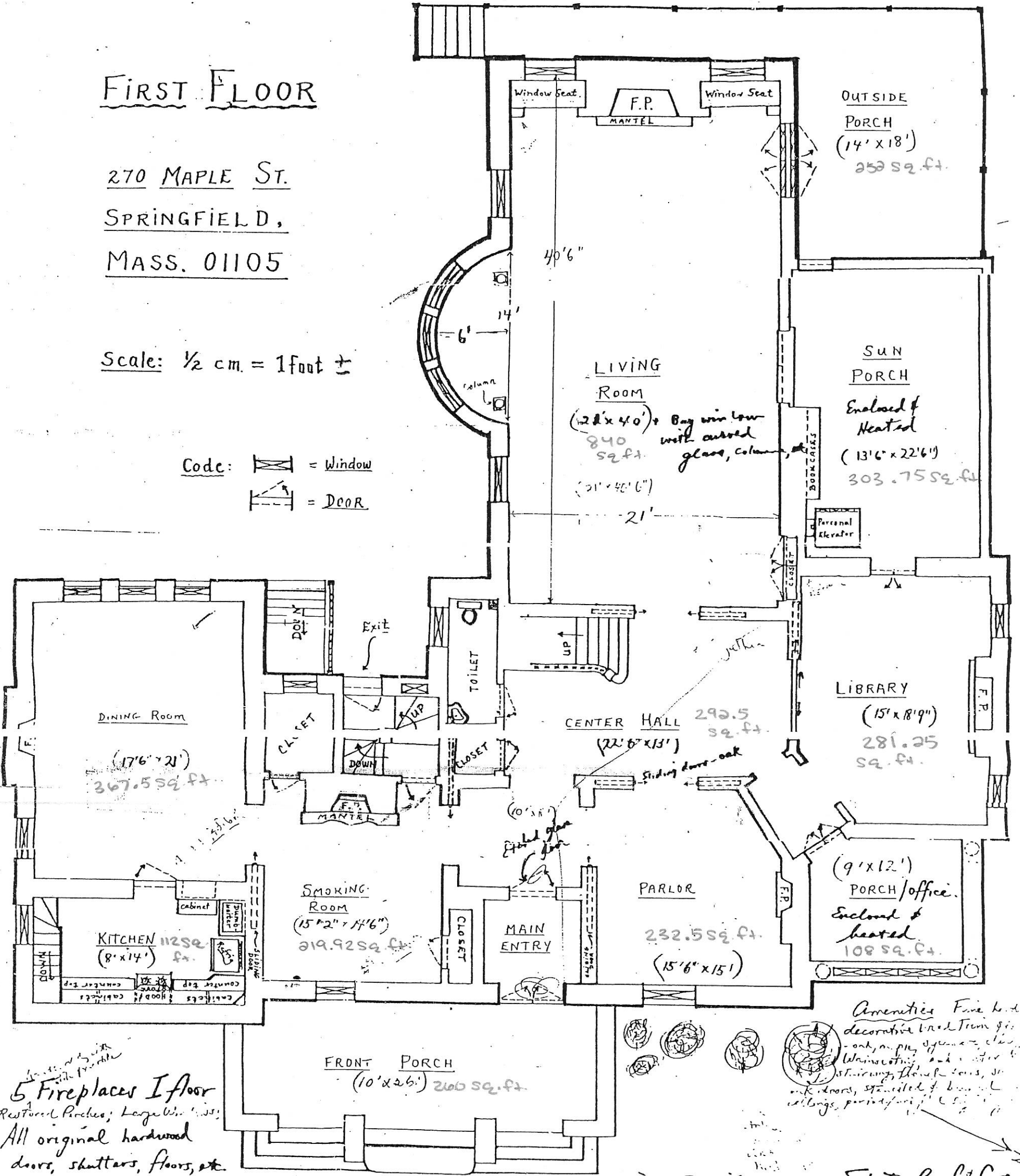
PLEASE NOTE: This inspection is not the result of an instrument survey. The structures as shown are approximate only. An instrument survey would be required for an accurate determination of building locations, encroachments, property line dimensions, fences and lot configuration and may reflect different information than shown here. The land as shown is based on client furnished information only or assessor's map & occupation and may be subject to further out-sales, takings, easements and rights of way. No responsibility is extended to the landowner or surveyor, or occupant. This is merely a mortgage inspection and is not to be recorded.

# FIRST FLOOR

270 MAPLE ST.  
 SPRINGFIELD,  
 MASS. 01105

Scale: 1/2 cm. = 1 foot ±

Code:  = Window  
 = DOOR



*Amenities Five kinds decorative wood trim glass - only on pine, square glass, staining, floor, doors, stucco, stained & brass, ceilings, parietal, etc.*

*5 Fireplaces 1 floor  
 Restored Porches; Large Windows;  
 All original hardwood  
 doors, shutters, floors, etc.  
 Brick (Double Thick), To Second Floor. Wood Frame with Shingles above. Slate Roof & Copp*

*Wood Frame with Shingles above. Slate Roof & Copp*






# THIRD FLOOR

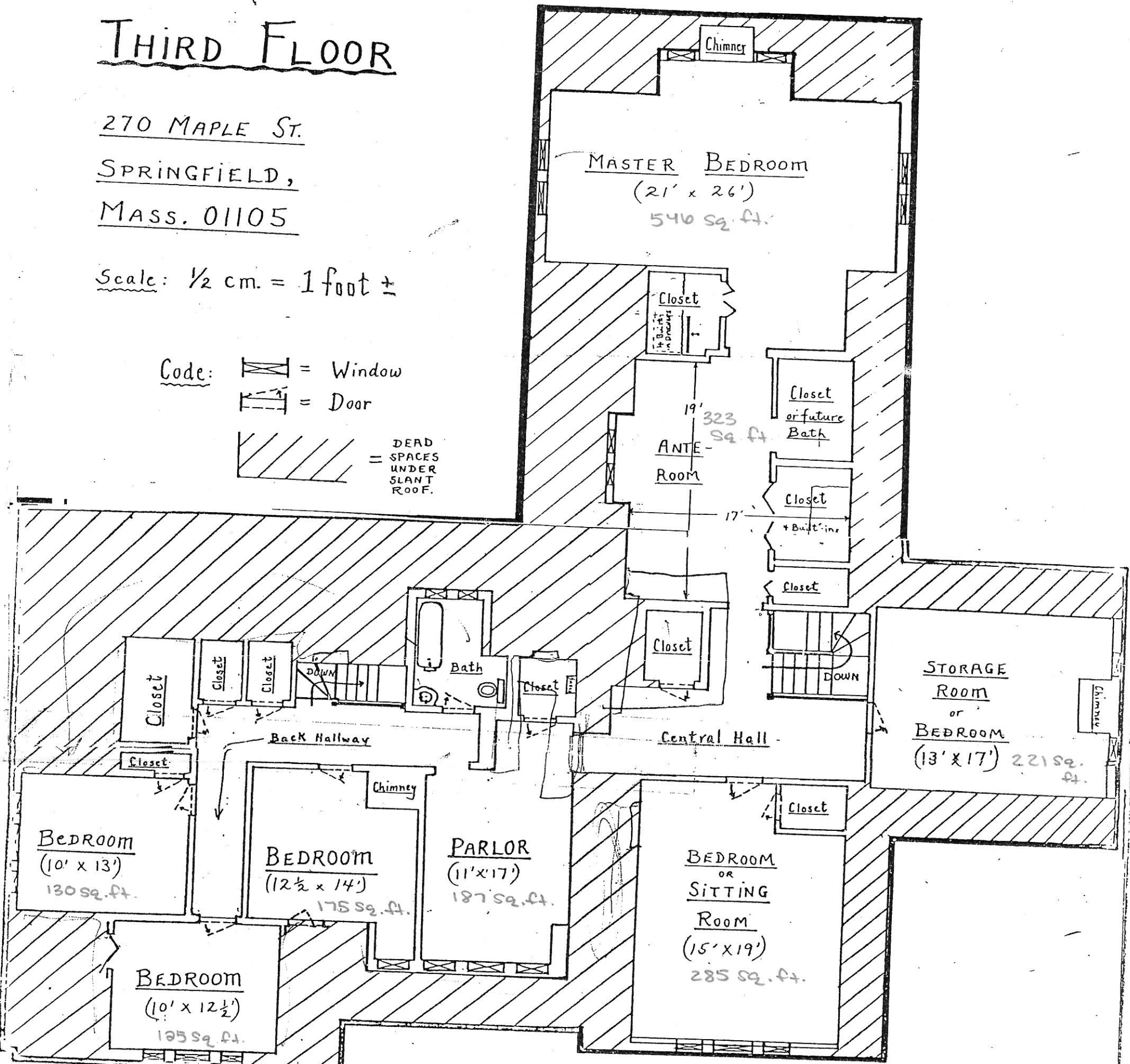
270 MAPLE ST.

SPRINGFIELD,

MASS. 01105

Scale:  $\frac{1}{2}$  cm. = 1 foot  $\pm$

Code:  = Window  
 = Door  
 = DEAD SPACES UNDER SLANT ROOF.



## PRIVATE 3<sup>rd</sup> floor Quarters:

NOTES: 7' CEILINGS; PLASTER & LATH WALLS & CEILINGS; PINE FLOORS.

4' CRAWL SPACE ABOVE IN "ATTIC" - INSULATION EASILY LAIN THRU THAT. (FALL) DOORS ARE 1 1/2" PINE/PANEL. Most of 3<sup>rd</sup> floor is carpeted.

EXTERIOR: PAINTED SHINGLES



SLATE ROOF - EXCELLENT CONDITION

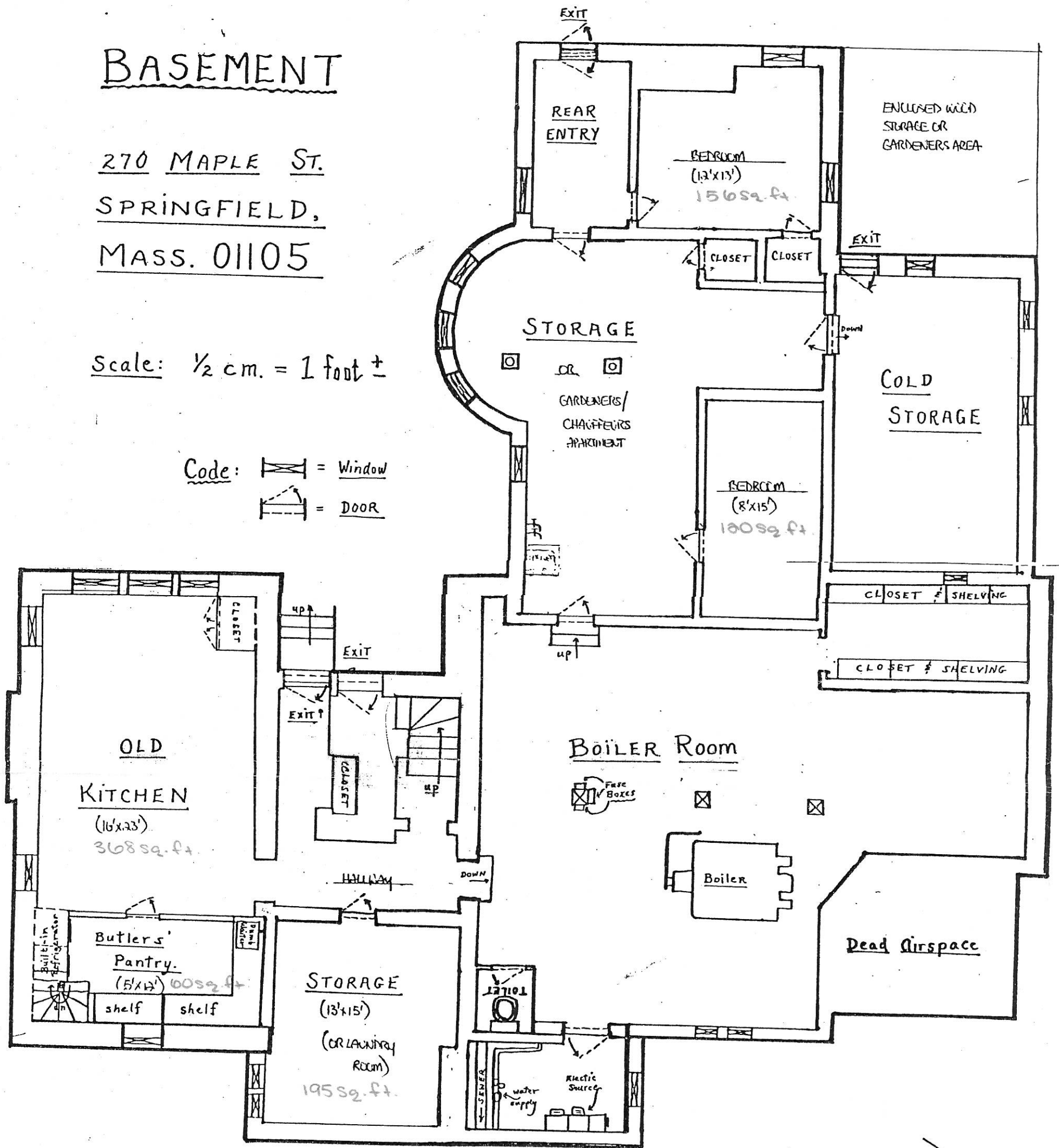
10"-16" FRAME WALLS

# BASEMENT

270 MAPLE ST.  
SPRINGFIELD,  
MASS. 01105

Scale: 1/2 cm. = 1 foot ±

Code:  = Window  
 = Door



# 270 Maple Street & Vacant Lots

Property Tax Parcels



Erica Swallow  
 Broker & REALTOR® | Swallow Real Estate  
 erica@swallowrealty.com  
 swallowrealty.com  
 413.314.3383



**MLS # 73484553 - Price Changed**  
**Single Family - Detached**

**270 Maple St**  
**Springfield, MA 01105**  
**Hampden County**

List Price: ▼ **\$1,150,000**

Style: **Colonial**

Total Rooms: **30**

Color: **Brick**

Bedrooms: **12**

Grade School:

Bathrooms: **6f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **10**

Approx. Acres: **1.58 (69,251 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Accessory Dwelling Unit: **No**

Directions: **Use GPS to navigate to "Valentine Mansion" atop Maple Street hill**

**Built in 1879, 270 Maple Street—historically known as the Frederick Harris House and more recently as Valentine Mansion—is a remarkable 30-room historic estate spanning 11,102 square feet. The largest single-family home in Springfield’s “City of Homes,” it features a 40-foot grand ballroom, ornate floor-to-ceiling hand-carved fireplaces, 12 bedrooms, 6.5 bathrooms, and what may be the city’s finest residential view. Set on 1.6 acres, with two additional lots available, the property was built for banker Frederick Harris and social activist Emily Osborne, the home offers multiple primary suites—including a rare adjoining his-and-hers suite—coffered ceilings, six sets of pocket doors on the first floor alone, and exquisite original woodwork, tile, brass hardware, and metalwork. Energy-efficient mini-splits, stainless steel appliances, a nine-zone sprinkler system, ample parking—this property has it all.**

**Property Information**

Approx. Living Area Total: **11,102 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **11,102 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **7 Steam, Gas, Ductless Mini-Split System**

Cool Zones: **6 3 or More, Ductless Mini-Split System**

Total Parking Spaces: **15 Off-Street, Improved Driveway, Paved Driveway**

Garage Spaces: **0**

Disclosures: **See all MLS attachments: Property History, Feature Sheet, Floor Plan, etc. House sits on 1.5898-acre lot. Additional 1.3448-acre lot to right of house and 0.9927-acre lot to left of house available for purchase (see MLS #73526926 & #73484572). Buyer to verify zoning & usage.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		<b>Main Level</b>
Dining Room:	1		<b>Ceiling - Coffered, Flooring - Hardwood, Main Level, Wainscoting, Pocket Door, Tray Ceiling</b>
Family Room:	1		<b>Fireplace, Flooring - Hardwood, Main Level, Crown Molding, Pocket Door</b>
Kitchen:	1		<b>Main Level, Stainless Steel Appliances, Gas Stove, Beadboard</b>
Main Bedroom:	2		<b>Fireplace, Flooring - Hardwood, Decorative Molding</b>
Bedroom 2:	2		<b>Fireplace, Flooring - Hardwood, Decorative Molding</b>
Bedroom 3:	2		<b>Fireplace, Flooring - Hardwood, Decorative Molding</b>
Bedroom 4:	2		<b>Fireplace, Flooring - Hardwood, Decorative Molding</b>
Bedroom 5:	2		<b>Fireplace, Flooring - Hardwood, Decorative Molding</b>
Bath 1:	2		<b>Bathroom - Full, Bathroom - Tiled With Tub, Fireplace, Flooring - Stone/Ceramic Tile, Pedestal Sink, Decorative Molding</b>
Bath 2:	2		<b>Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Decorative Molding</b>
Bath 3:	2		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Flooring - Vinyl, Beadboard</b>
Laundry:	B		<b>Dryer Hookup - Electric, Washer Hookup</b>
Sun Room:	1		<b>Flooring - Hardwood, French Doors, Main Level, Beadboard</b>
Sun Room:	1		<b>French Doors, Main Level, Beadboard, Decorative Molding</b>
Entry Hall:	1		<b>Flooring - Hardwood, Main Level, Decorative Molding, Pocket Door</b>
Great Room:	1		<b>Fireplace, Ceiling - Coffered, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors, Main Level, Wainscoting, Crown Molding, Decorative Molding, Pocket Door, Window Seat</b>
Second Main Bedroom:	2		<b>Fireplace, Closet, Flooring - Hardwood, Balcony - Exterior, French Doors, Decorative Molding</b>

## Features

Appliances: **Range, Microwave, Refrigerator - ENERGY STAR, Dryer - ENERGY STAR, Dishwasher - ENERGY STAR, Washer - ENERGY STAR, Other (See Remarks)**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, University**

Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Radon Remediation System, Concrete Floor**

Beach: **No**

Construction: **Frame, Brick**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows, Insulated Doors, WaterSense Fixtures**

Exterior: **Wood, Brick**

Exterior Features: **Porch, Balcony, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, City View(s)**

Flooring: **Wood, Tile, Vinyl, Hardwood**

Foundation Size:

Foundation Description: **Brick**

Hot Water: **Natural Gas, Tank**

Insulation: **Unknown**

Interior Features: **Finish - Earthen Plaster, French Doors, Elevator**

Lot Description: **Paved Drive, Additional Land Avail., City View(s), Cleared, Fenced/Enclosed, Gentle Slope, Level, Steep Slope**

Road Type: **Public, Paved, Publicly Maint.**

Roof Material: **Slate, Tar & Gravel, Rubber**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Gas Range, for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

## Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Seller prefers for home to convey with furniture. See Furniture Exclusions list on MLS.**

Green Certified: **No**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1879** Source: **Public Record**

Year Built Description: **Certified Historic**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

## Tax Information

Pin #: **S:08218 P:0075**

Assessed: **\$818,200**

Tax: **\$12,829** Tax Year: **2025**

Book: **22556** Page: **21**

Cert: **00000008145**

Zoning Code: **R1**

Map: Block: Lot:

## Office/Agent Information

Listing Office: **Swallow Real Estate, Inc.  (413) 314-3383**

Listing Agent: **Erica Swallow  (413) 314-3383**

Team Member(s): **Erica Swallow  (413) 314-3383**

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Audio Recording/Surveillance Device on Premises, Video Recording/Surveillance Device on Premises**

Showing: Facilitator:

Special Showing Instructions: **Proof of funds or financing pre-approval required to schedule accompanied showing. Cameras on site.**

## Firm Remarks

**Proof of funds or financing pre-approval required to schedule accompanied showing. Email offers with pre-approval letter or proof of funds and all disclosures (agency, inspection, lead, seller's, etc.) to erica@swallowrealty.com. See all MLS attachments, including Property History, Feature Sheet, Furniture Exclusions, Floor Plan, and more. House sits on 1.5898-acre lot. Additional 1.3448-acre lot to right of house and 0.9927-acre lot to left of house available for purchase (see MLS #73526926 & #73484572). Buyer to verify zoning/usage.**

## Market Information

Listing Date: **3/10/2026**

Days on Market: Property has been on the market for a total of **80** day(s)

Expiration Date: **12/10/2026**

Original Price: **\$1,300,000**

Listing Market Time: MLS# has been on for **80** day(s)

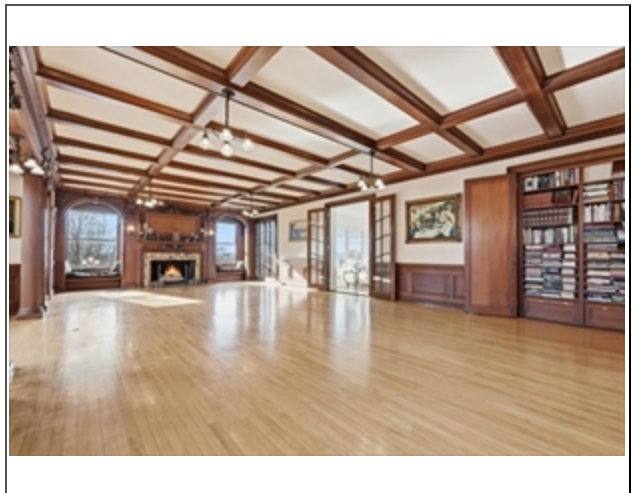
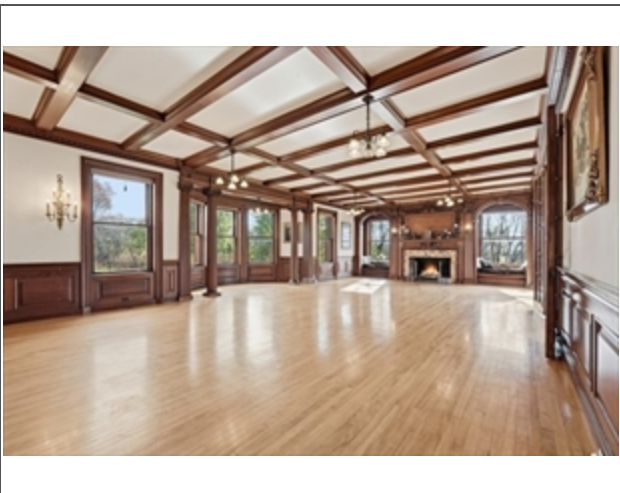
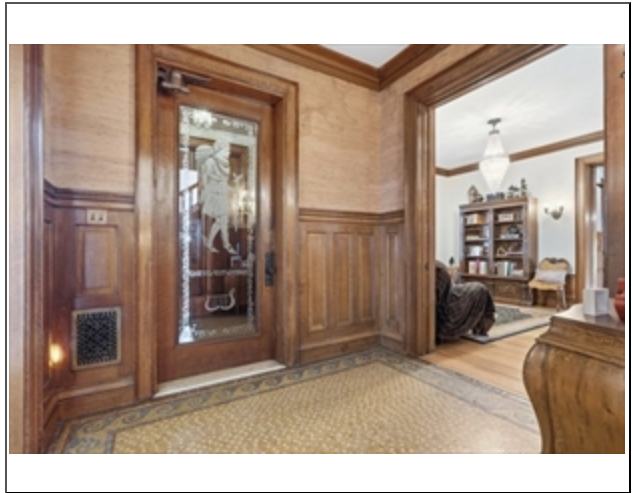
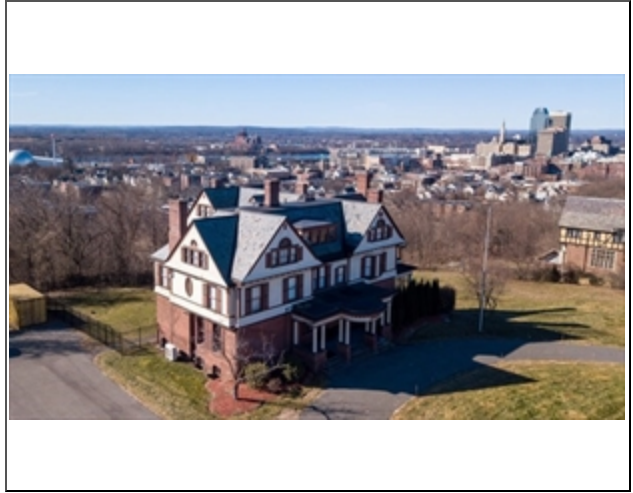
Office Market Time: Office has listed this property for **80** day(s)

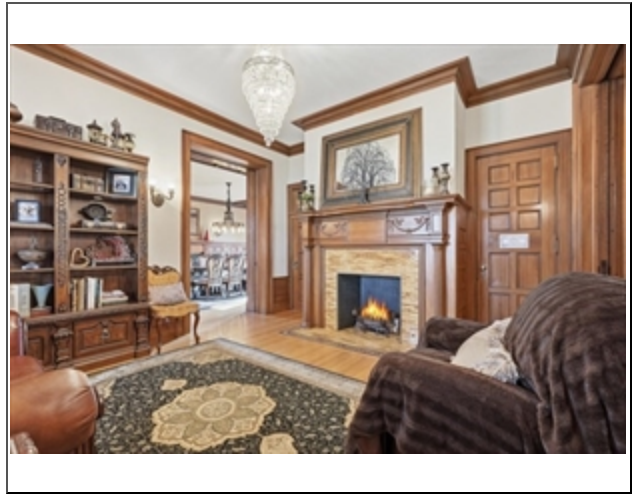
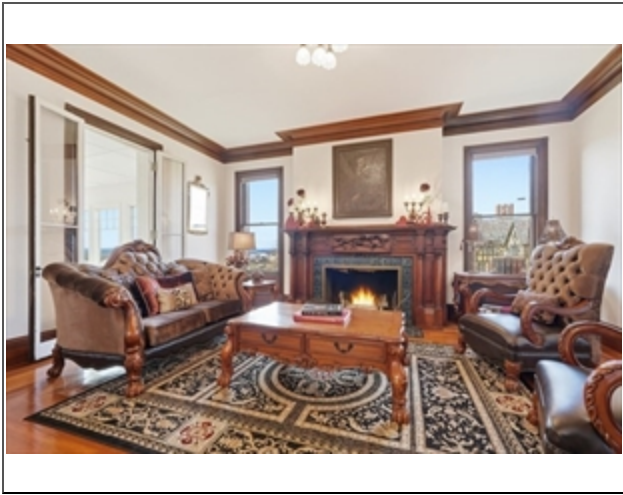
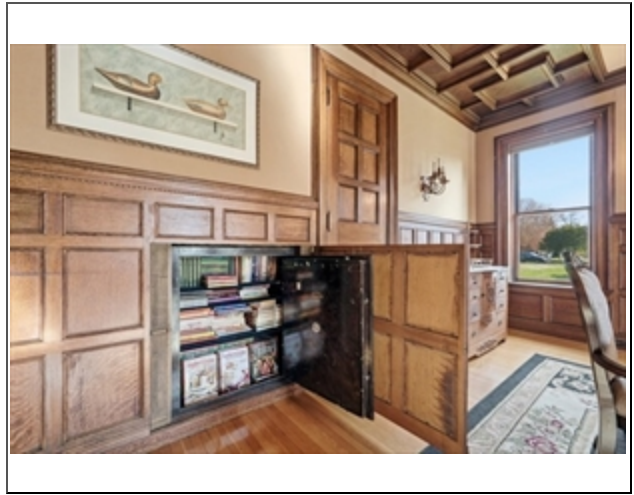
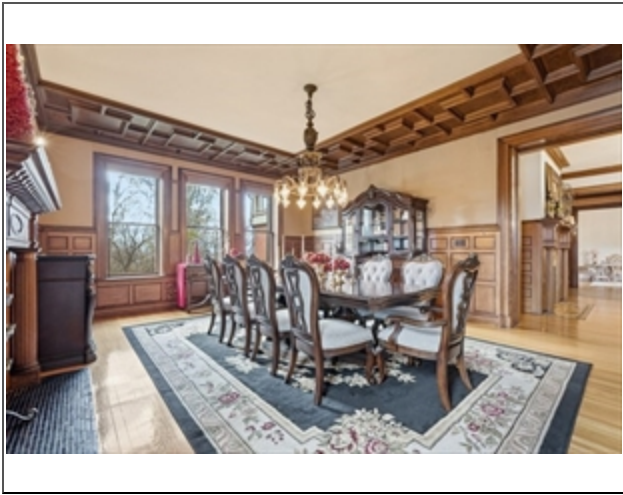
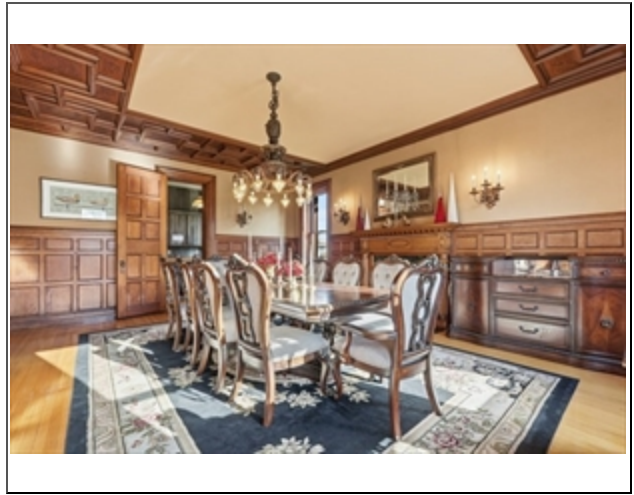
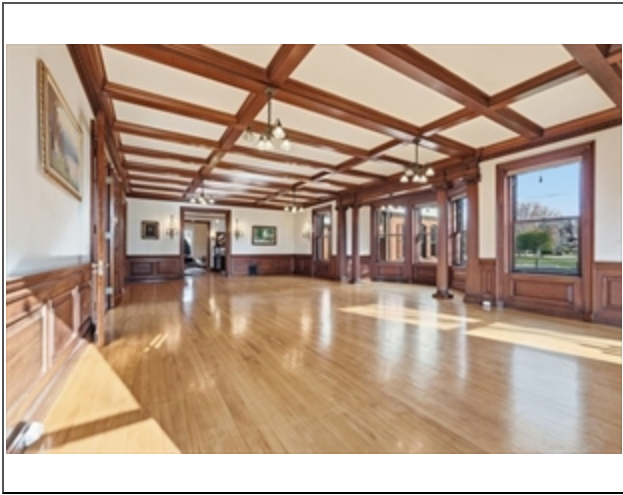
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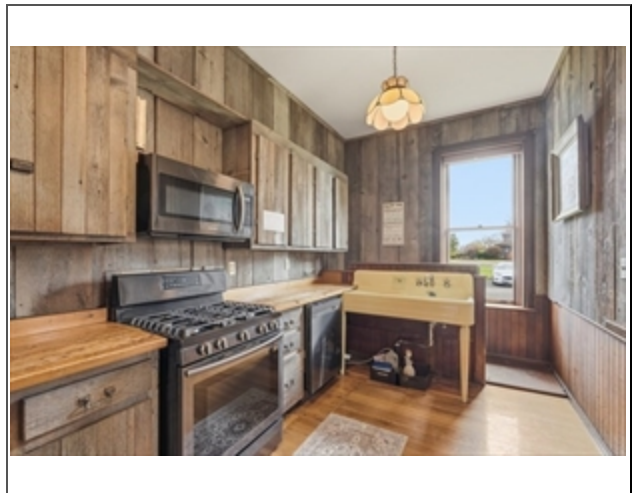
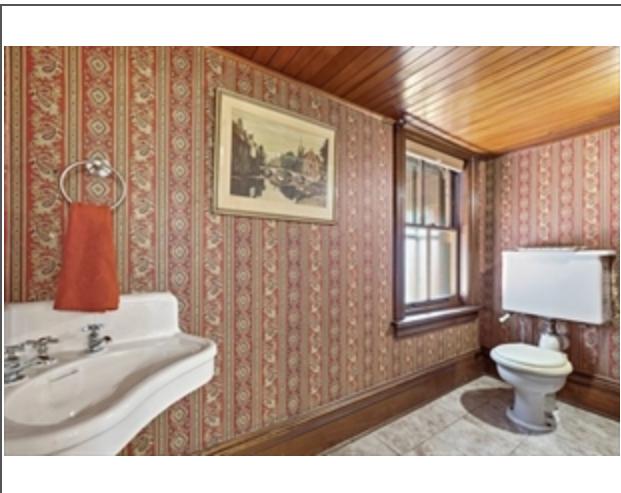
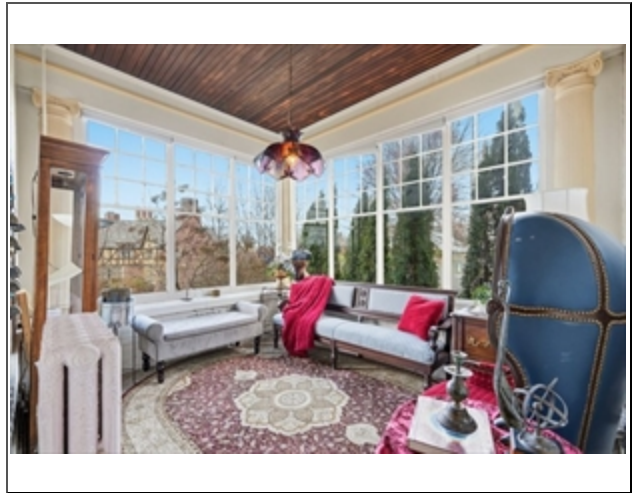
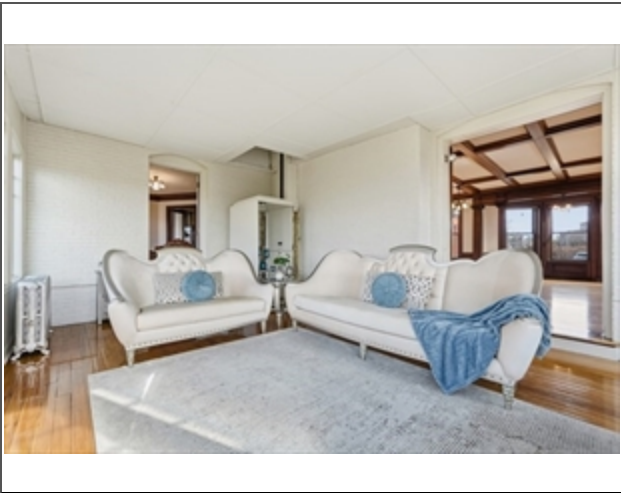
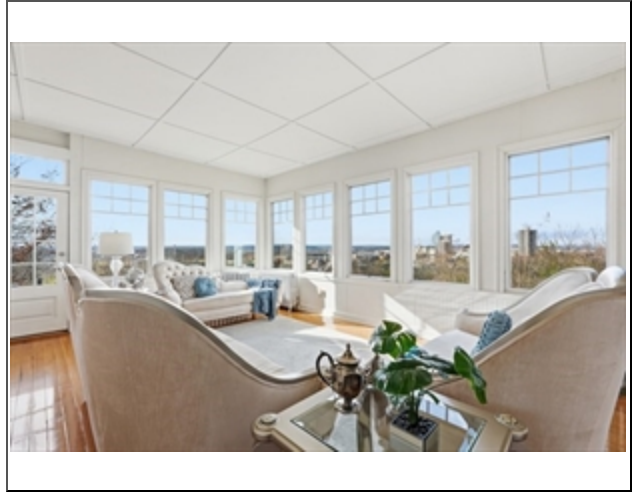
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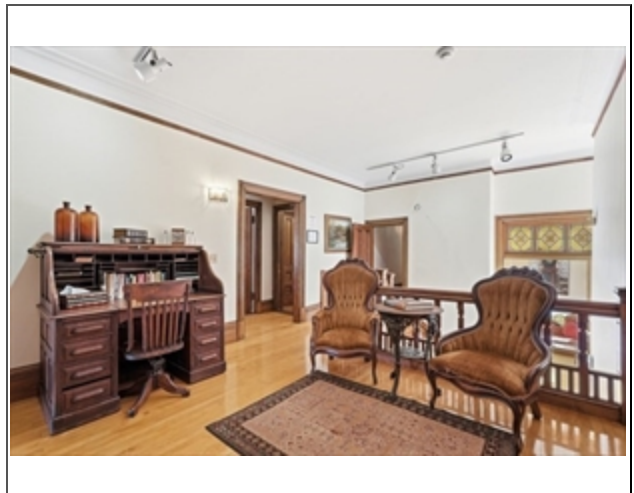
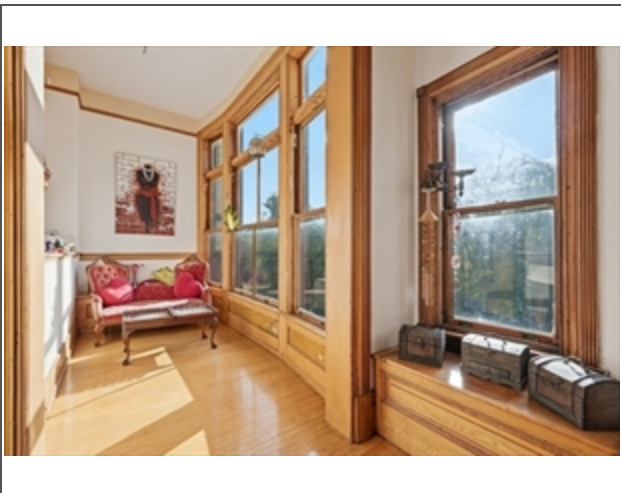
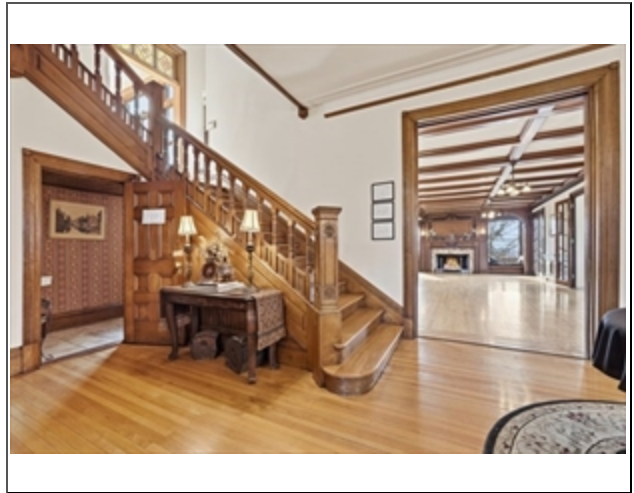
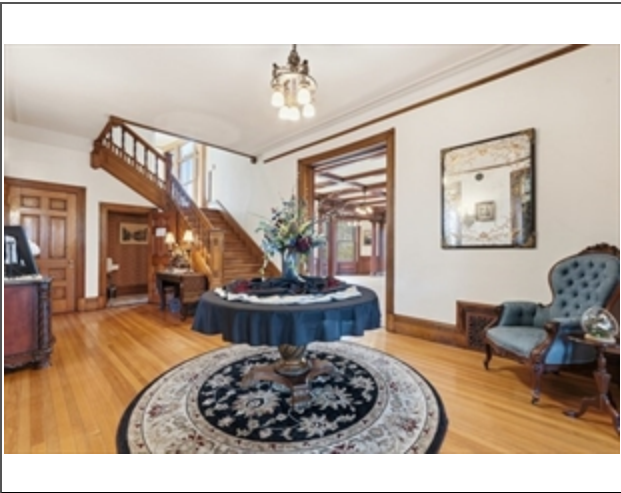
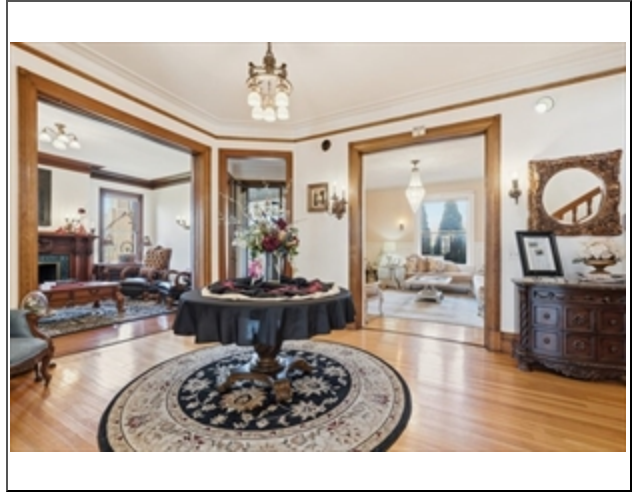
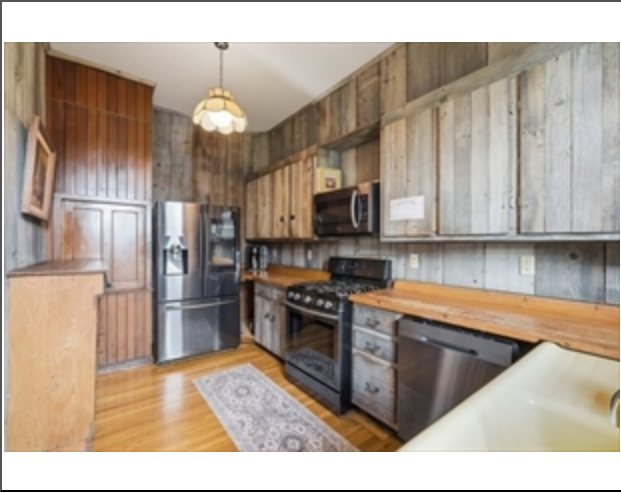
MLS # 73484553 - Price Changed  
270 Maple St, Springfield, MA 01105

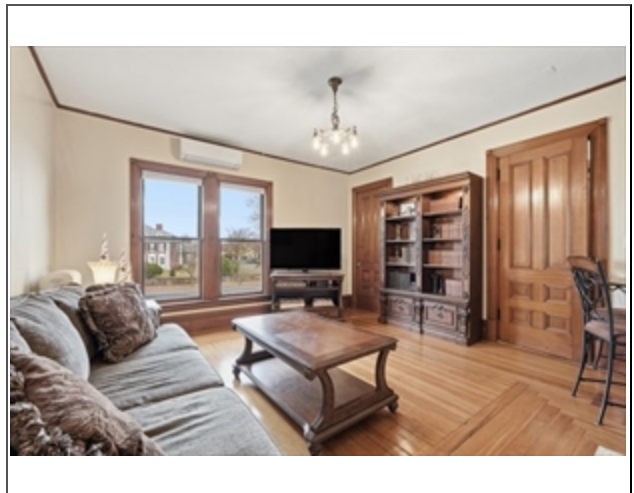
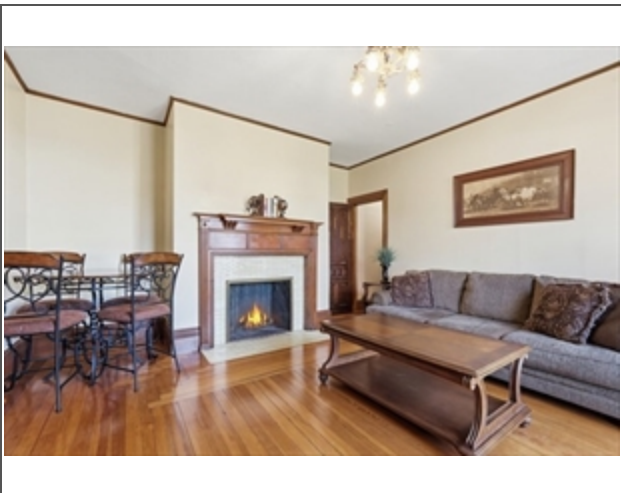
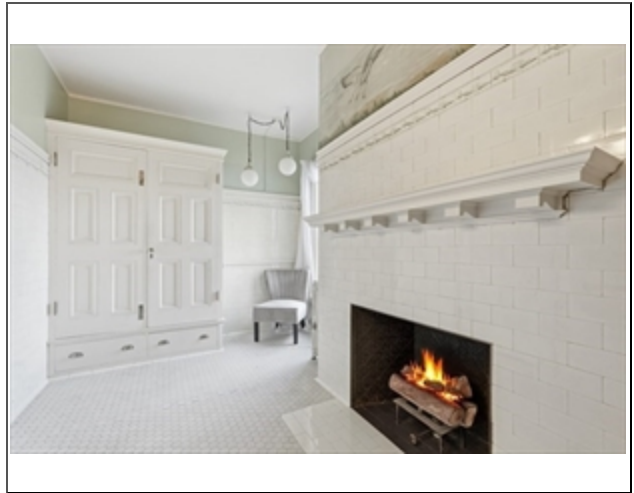
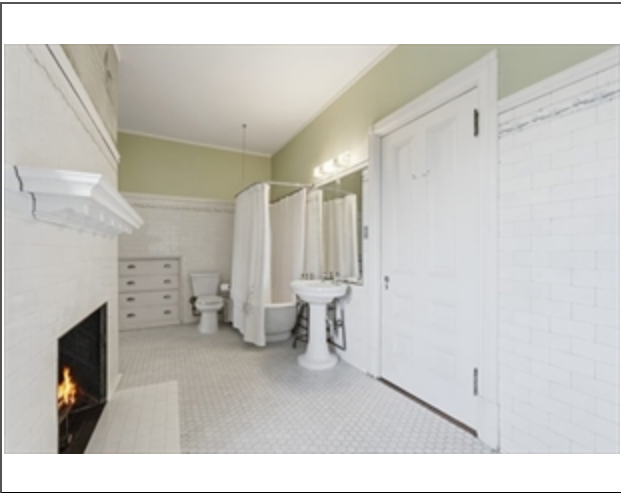
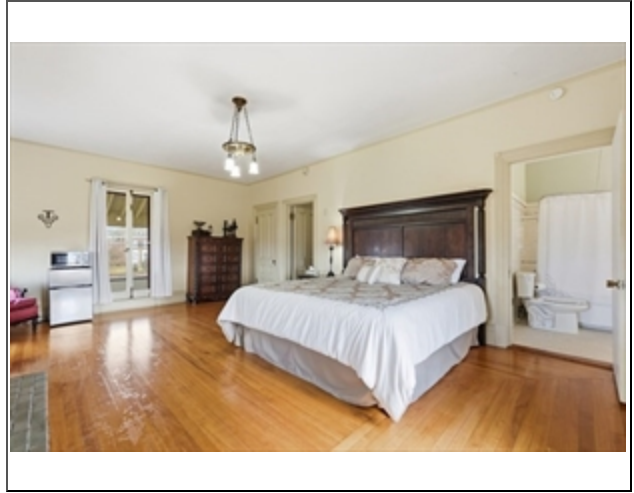
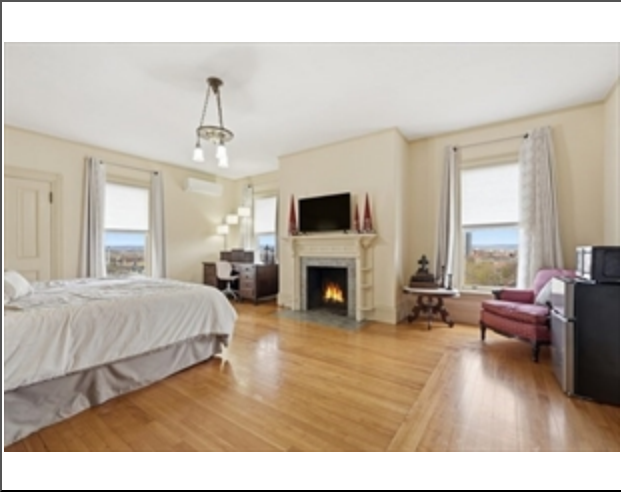
Single Family - Detached  
List Price: ↓\$1,150,000

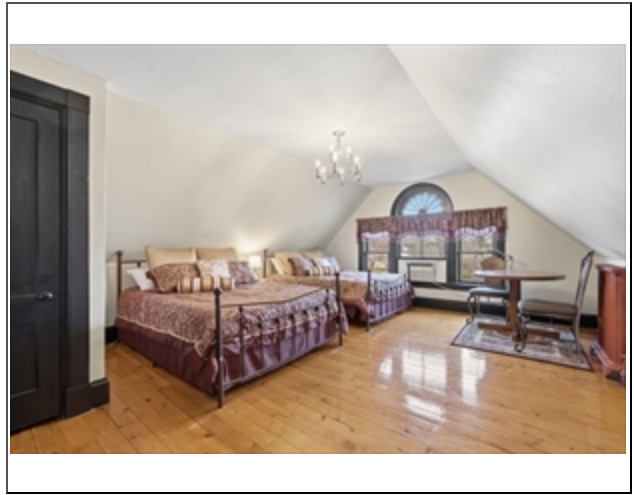
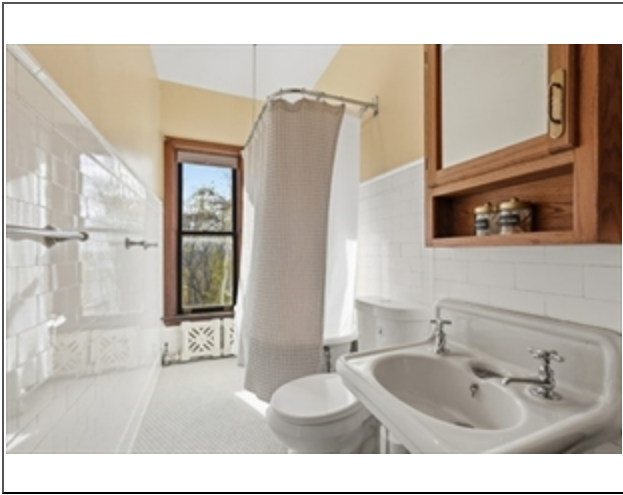
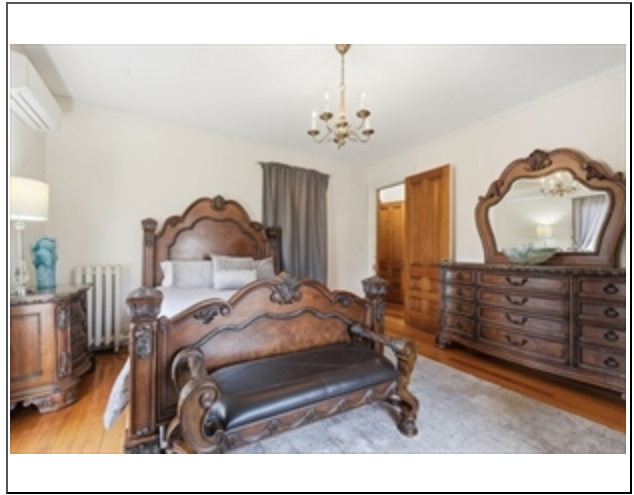
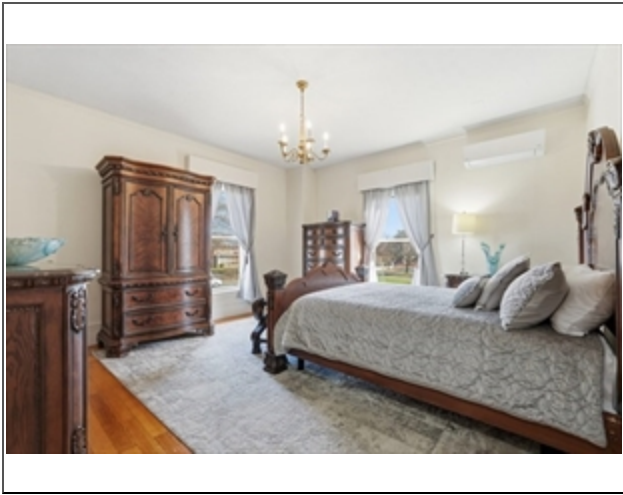
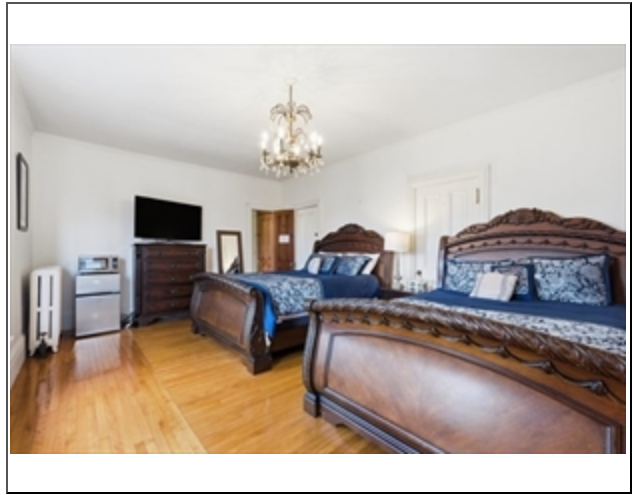
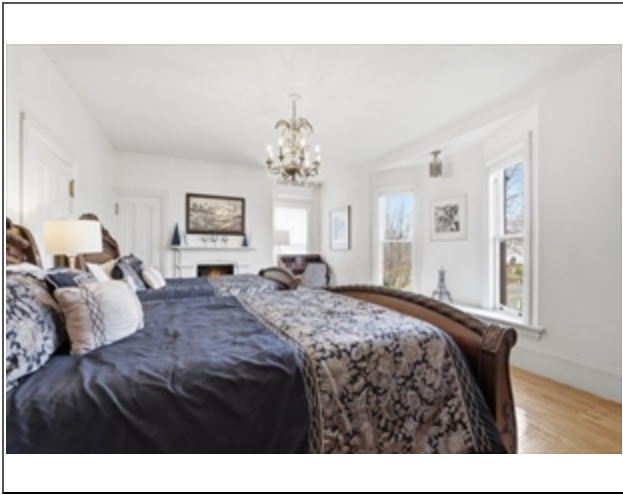






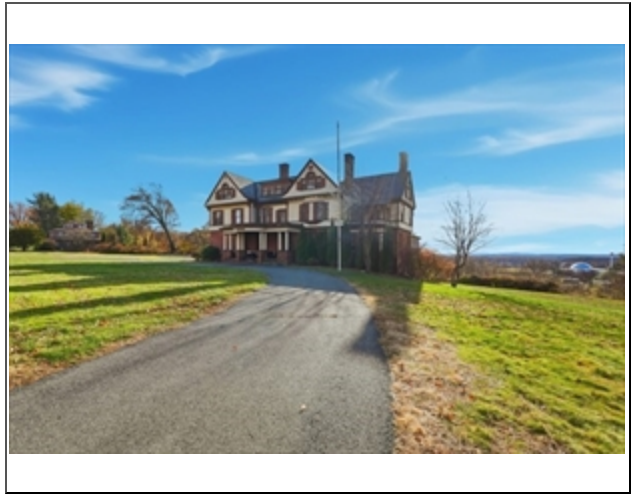
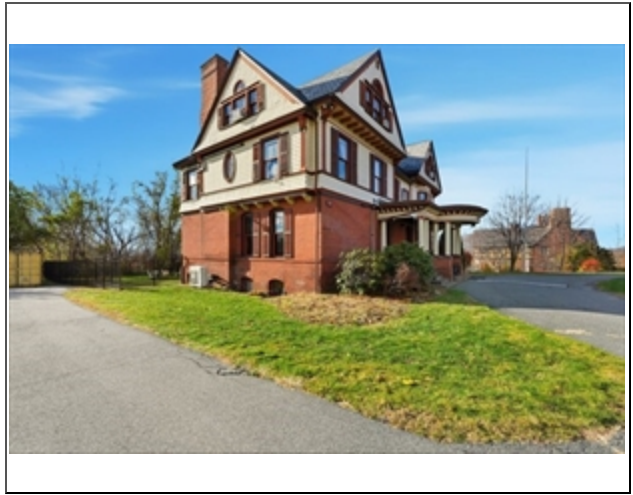
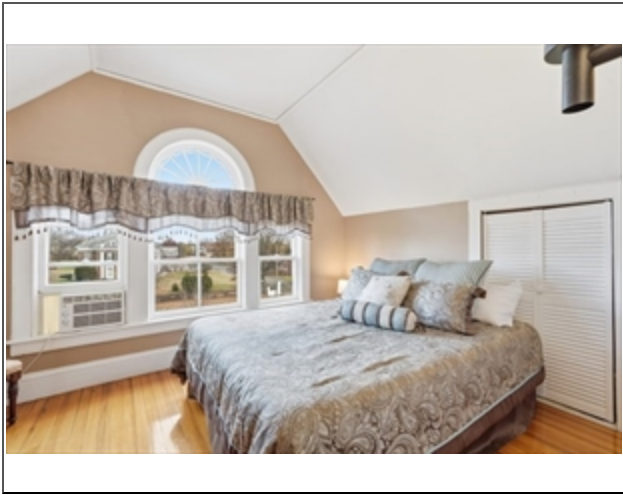






MLS # 73484553 - Price Changed  
270 Maple St, Springfield, MA 01105

Single Family - Detached  
List Price: ↓\$1,150,000



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If you have any questions about this property or any other listing, contact REALTOR® Erica Swallow at 413.314.3383 or [erica@swallowrealty.com](mailto:erica@swallowrealty.com).

Erica Swallow  
Broker & REALTOR® | Swallow Real Estate  
erica@swallowrealty.com  
swallowrealty.com  
413.314.3383



MLS # 73484572 - Active  
Land - Residential

SS Maple St  
Springfield, MA 01105  
Hampden County

List Price: **\$100,000**

Grade School:

Middle School:

High School:

Directions: **The lot to the immediate left of 270 Maple Street (also for sale)**

Take advantage of this rare opportunity to acquire a vacant lot in the Ames Hill/Crescent Hill Historic District. This 0.9927-acre lot was originally developed in the early 1870s by Jotham G. Chase, a lumber dealer. Chase finished his planned home's exterior, but never the interior—the home sold to banker Andrew Fennessy, who finished the home, but moved it to another location, building a new mansion on this lot before relocating to Boston. The mansion was next purchased in the late 1880s, by paper industry magnate Nathan Bill, the wealthiest person in Springfield at the time. The home became known as Nathan Bill House, and housed the Bill family until mid-Century, when it became a nursing home, then fell vacant, and eventually burned down, leaving the lot vacant, as it stands today. This historical tragedy is an opportunity for mixed-use, as the lot is zoned for residential/office use (to be confirmed by buyer). Be the next one to build upon Maple hill—or buy with 270 Maple Street!

### Property Information

Total Approx. Acres: **0.99 (43,242 Sq. Ft.)**

Cultivation Acres:

Home Own Assn: **No**

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **Buyer to confirm zoning and usage. Three zones of sprinkler system from 270 Maple Street exist on this lot. 270 Maple Street (MLS #73484553) and another lot (MLS #73526926) are also for sale. Sale of this lot contingent on closing of 270 Maple Street, with buyer there to have right of first refusal.**

### Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, University**

Beach: **No**

Cable Available: **Yes**

Electric: **At Street**

Gas: **At Street**

Land Description: **Level, Sloping, Wooded, City View(s), Cleared, Steep Slope**

Road Type: **Public, Paved, Publicly Maint.**

Sewer Utilities: **Public**

Water Utilities: **Public**

Waterfront: **No**

Water View: **Yes River**

Zone Usage: **Single Family, Multi-Family, General Business**

### Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure

Declaration: **No**

Perc Test: **No**

Short Sale

w/Lndr.App.Req: **No**

Lender Owned: **No**

### Tax Information

Pin #:

Assessed: **\$32,400**

Tax: **\$501** Tax Year: **2025**

Book: **22556** Page: **43**

Cert: **8151**

Zoning Code: **O1**

Map: Block: Lot:

### Office/Agent Information

Listing Office: **Swallow Real Estate, Inc.** (413) 314-3383

Listing Agent: **Erica Swallow** (413) 314-3383

Team Member(s): **Erica Swallow** (413) 314-3383

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:

Showing: Buyer's Broker: **Call List Agent**

Showing: Facilitator:

Special Showing Instructions: **Lot available to walk with advanced notice.**

### Firm Remarks

Learn about the history of the lot here: <https://lostnewengland.com/2018/08/nathan-bill-house-springfield-mass/>

### Market Information

Listing Date: **3/10/2026**

Days on Market: Property has been on the market for a total of **80** day(s)

Expiration Date: **12/10/2026**

Original Price: **\$100,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **80** day(s)

Office Market Time: Office has listed this property for **80** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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Erica Swallow  
Broker & REALTOR® | Swallow Real Estate  
erica@swallowrealty.com  
swallowrealty.com  
413.314.3383



**MLS # 73526926 - New  
Land - Residential**

**WS Maple St  
Springfield, MA 01105  
Hampden County**

List Price: **\$85,000**

Grade School:

Middle School:

High School:

Directions: **The lot to the immediate right of 270 Maple Street (also for sale)**

**Take advantage of this rare opportunity to acquire a vacant lot in the Ames Hill/Crescent Hill Historic District. This 1.3448-acre lot was originally developed in the early 1870s by Jotham G. Chase, a lumber dealer. Chase finished his planned home's exterior, but never the interior—the home sold to banker Andrew Fennessy, who finished the home, but moved it to another location, building a new mansion on this lot before relocating to Boston. The mansion was next purchased in the late 1880s, by paper industry magnate Nathan Bill, the wealthiest person in Springfield at the time. The home became known as Nathan Bill House, and housed the Bill family until mid-Century, when it became a nursing home, then fell vacant, and eventually burned down, leaving the lot vacant, as it stands today. This historical tragedy is an opportunity for mixed-use, as the lot is zoned for residential/office use (to be confirmed by buyer). Be the next one to build upon Maple hill—or buy with 270 Maple Street!**

### Property Information

Total Approx. Acres: **1.34 (58,579 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures: **Buyer to confirm zoning and usage. Sprinkler system zones from 270 Maple Street exist on this lot. 270 Maple Street (MLS #73484553) and another lot (MLS #73484572) are also for sale. Sale of this lot contingent on closing of 270 Maple Street, with buyer there to have right of first refusal.**

### Features

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, University**

Beach: **No**

Cable Available: **Yes**

Electric: **At Street**

Gas: **At Street**

Land Description: **Level, Elevated, Sloping, City View(s), Cleared, Steep Slope**

Road Type: **Public, Paved, Publicly Maint.**

Sewer Utilities: **Public**

Water Utilities: **Public**

Waterfront: **No**

Water View: **Yes River**

Zone Usage: **Single Family**

### Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure

Declaration: **No**

Perc Test:

Short Sale

w/Lndr.App.Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **082180072**

Assessed: **\$34,900**

Tax: **\$548** Tax Year: **2025**

Book: **22556** Page: **39**

Cert:

Zoning Code: **RES**

Map: Block: Lot:

### Office/Agent Information

Listing Office: **Swallow Real Estate, Inc.** (413) 314-3383

Listing Agent: **Erica Swallow** (413) 314-3383

Team Member(s): **Erica Swallow** (413) 314-3383

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agency:  
Showing: Buyer's Broker:  
Showing: Facilitator: **Call List Office, Go Direct**  
Special Showing Instructions: **Lot available to walk with advanced notice.**

### Firm Remarks

**Learn about the history of the lot here: <https://lostnewengland.com/2018/08/nathan-bill-house-springfield-mass/>**

### Market Information

Listing Date: <b>5/29/2026</b>	Listing Market Time: MLS# has been on for <b>0</b> day(s)
Days on Market: Property has been on the market for a total of <b>80</b> day(s)	Office Market Time: Office has listed this property for <b>80</b> day(s)
Expiration Date: <b>12/10/2026</b>	Cash Paid for Upgrades:
Original Price: <b>\$85,000</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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**If you have any questions about this property or any other listing, contact REALTOR® Erica Swallow at 413.314.3383 or [erica@swallowrealty.com](mailto:erica@swallowrealty.com).**