

Loft #207 for sale \$ 319,000

Spacious artist's loft in the North Adams 'Eclipse Mill' offered for sale by owner: 2300 square feet of live/work space in the a beautifully renovated 19th century brick textile mill in the Berkshires.

This beautiful second floor loft apartment, overlooking the Hoosac River, has 12.5 foot high ceilings with six large windows filling the loft with northern light. Included in this quiet and peaceful loft is a large studio area with track lighting, ample living space, a master bedroom with plenty of closet space, a guest bedroom/study (8.5 x13 ft), a large bath with an oversized bathtub and a separate shower, a full kitchen with a gas stove/oven, a large utility room with a work sink and washer and dryer, and lots of storage space with a separate locked storage unit in the basement. Other amenities include exposed beams, brick walls, 4 ceiling fans, 2 parking areas, and use of a grassy back yard overlooking the river with room to garden, barbecue and connect with fellow Eclipse Mill artists. The Eclipse Mill is pet friendly.

As a resident of the Eclipse Mill, you will be joining a diverse community of artists including painters, potters, textile artists, printmakers, musicians, photographers, dancers, writers, and videographers. The Mill houses 40 artist studio/lofts including an art book dealer, a photography gallery, and a public art gallery where resident artists, as well as guest artists participate in solo or group exhibitions. Mill residents can participate in the annual open studios event which is usually held during peak "leaf peeper" season in the fall. Residents also take advantage of the nearby cultural scene, which includes MassMoca, the Clark Museum, and the Williams College Theatre and Museum. Year round recreational activities include hiking, biking, skiing, skating, camping, kayaking and white water rafting.

An appointment to see this remarkable live/work space can be made by Contacting owner Rick Harlow at rickharlow@aol.com

Entrance to loft



Spacious entry, office/gallery area



Living room and Master bedroom wall



Living room, looking towards the studio



View from kitchen table to studio



View from Studio to kitchen



Studio and storage area



kitchen



Large Master bedroom with double closet



Guest bedroom/study (8.5 x 13 ft)



Windows with roman blinds



Interested In Living In The Eclipse Mill?

The Eclipse Mill is an artists' community consisting of forty (40) artist studio lofts located in a district zoned industrial by the City of North Adams, Massachusetts. The primary use of the lofts must be for active engagement in artistic endeavors, either gainfully or as a vocation. The artist must be actively engaged in the fine arts, including but not limited to painting, printmaking, sculpture, ceramics; or in the performing or visual arts, including but not limited to dance, choreography, photography, filmmaking, the composition of music or arts education. Criteria used to determine whether a prospective occupant is an artist includes, but is not limited to: Demonstration of a serious, consistent commitment to his/her art currently and for at least 5 years. Recognition by critics and peers, verifiable training &/or reputation, and credentials in the arts.

You qualify if:

- You create imaginative works of aesthetic value, including but not limited to visual art, literature, poetry, play-writing, film, video, digital media works, costume design, photography, architecture, music composition and conceptual art.
- You create functional art, including but not limited to jewelry, rugs, quilts, furniture and other decor, pottery, toys, graphic design and illustration, etc.
- You are a performer, including, but not limited to singers, musicians, dancers, actors and performance artists.
- You are engaged in the arts in a supportive role, such as that of an arts educator, critic, scholar, curator, gallerist, editor, publisher, consultant, etc.
- You have demonstrated a serious, consistent commitment to your creative pursuit.
- Your creative process does not present a noise, health or safety hazard, or otherwise interfere with the residential or creative use of neighbors' spaces.

The application process.

Complete and submit the following to the email address above:

a) A CV and any other supporting materials as evidence of your artistic commitment (web site, publications, reviews, videos, or any other material you think may be relevant.)

b) An application form available

here: [2015_Transfer_and_Rental_Application.](#)

What happens next ?

Once the above materials are submitted to us (the owners), we will forward them to the Artist's Review Committee (ARC), a standing committee of the Eclipse Mill Board. The ARC reviews the submitted material to insure that a) the applicant demonstrates a minimum of three years of commitment to his/her artistic endeavor out of the past five years , b) the applicant's process does not violate any local health or safety

ordinances, and c) the process will not interfere with the artistic endeavors of artists in neighboring units (i.e. disruptive sounds, smells etc.)

It is important to recognize that the ARC makes NO judgements as to the “quality” of the applicant’s work. It merely looks for evidence of sustained original work over a period of time, while insuring that the applicant’s processes will not present a noise, health or safety hazard, or otherwise interfere with the residential or creative use of neighbors’ spaces. It is NOT necessary that the applicant demonstrate an income from their artistic endeavors.

The ARC forwards it’s recommendation to the Board, which has the final decision. Decisions are usually made within two weeks of submission, and often faster.

Welcome to our Community

MassMoca Museum of Contemporary Art

[Clark Art Museum](#)

[Williamstown Theater Festival](#)

[Tanglewood Music Festival](#)

[The Berkshires](#)

[Williams College Museum](#)

[Mt. Greylock State Reservation](#)

[Porches Inn](#)

[Gramercy Bistro Restaurant](#)

[Hops and Vines Restaurant](#)

[Mezze Restaurant](#)

[Bennington Vermont Chamber of Commerce](#)

[Mohawk Trail](#)

[Shelburne Falls](#)