



**526 Bonny Rigg Hill Rd. Becket MA 01223**  
**List Price: \$659,000**  
 Here is your Berkshire country dream home! Plenty of space for family and friends to come and appreciate Indian Lake. Whether it's a game of tennis, paddle or swim in the lake it's all at your finger tips. Within minutes to many Berkshire attractions, shopping and restaurants.

**Property Highlights**

Total Rooms: 8	Style: Contemporary
Total Bedrooms: 4	Exterior Color: Cider Year Built Apx: 1994 (Assessor)
Total Bathrooms: 2	Sq Ft Liv Apx: 2,717 (Assessor) Acres Apx: 2.43
Total Full Baths: 2	Garage Stalls: 2
	Basement: Finished-Fully; Full; Garage Access; Interior Access; Walkout
	Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond Name: Indian Lake; Pond; Pond Access; Private Beach

**(Residential MLS# 241801)**  
**Country Living without Compromise**

**Interior Details**

**Interior Amenities:** Cathedral Ceilings; Central Vacuum; Hot Tub; Skylight(s); Walk-In Closet(s)

**Floor:** Ceramic Tile; Wood

**Heat/Cool/Vent:** Central AC; Forced Air; Wood Stove

**Fuel:** Propane

**Hot Water:** Propane

**Insulation:** Fiberglass

**Appliances Incl:** Dishwasher; Dryer; Microwave; Range; Range Hood; Refrigerator; Trash Compactor; Washer

**Electric Type:** 200 Amp

**Accessibility:** 1st Fl Bdrm; 1st Flr Full Bath

**Lead Paint:** N/A, built after 1978

**Rentals:**

**Room Details**

Room Name	Level	Length	Width	Remarks
Kitchen	First			Open to Dining-Living
Dining Room	First			Open to Kitchen-Living
Living Room	First			Open to Dining-Kitchen
Primary Bedroom	First			
Primary Bathroom	First			
Bedroom 2	First			
Loft	Second			
Bedroom 3	Second			Could Also be Primary
Full Bathroom	Second			
Bedroom 4	Second			
Family Room	Lower			Office
Other	First			Screened Porch

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Hot Tub Outdoor; Landscaped; Lighting; Porch; Privacy; Tennis Court(s)

**Exterior Color:** Cider

**Construction:** Wood Frame

**Roof:** Asphalt Shingles

**Exterior Siding:** Wood

**Water:** Private; Well

**Sewer:** Private

**Title V:** Unk

**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 2.43

**Lot Size:** 105851

**Dimensions:**

**Lot Size SqFt:** 105,851

**Parking Spaces:** 6

**Parking Type:** Garaged & Off-Street

**Lot Description:** Wooded

**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential

**Book:** 06595 **Page:** 77

**Map Ref:** M: 2180 L: 0196000

**Taxes:** 6,569 (2023)

**Assess Amt:** 610,500 (2023)

**Restrict Covenants:** Homeowner Assoc; Yes

**Easement:** Unk

**Survey:** Unk

**Right of Way:** Unk

**HOA / Community Fees:** HOA Fee (monthly): 144

**Mandatory HOA:** Yes

**Sale and Showing Details**

<b>Status:</b> Active	<b>Seller Terms:</b>	
<b>Contingent:</b>	<b>Possession:</b> Close Of Escrow	
<b>Current Price:</b> 659,000	<b>Agent Interest:</b> None	
<b>Original List Price:</b> 679,000	<b>Side Agreement:</b> No	
<b>Days on Market:</b> 21	<b>Limited Service:</b> No	
<b>List Date:</b> 10/18/2023	<b>Seller Disc:</b> No	
<b>Directions:</b> RT 23 to Algeria Road to Bonny Rigg Hill Road		
<b>Listed by:</b> David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY OTIS		

**BAC:** 2.25% **NAC:** 2.25%

Report Generated by:  
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