

70 Rainbow Rd. Otis MA 01253**List Price: \$399,000**

Berkshire Getaway! With water access to the Otis Reservoir and the snowmobile trail on the property, this will set the stage for year-round fun in the Berkshires. There's more! Nine acres for great privacy and nature all around you. Close proximity to skiing and many cultural events.

Property Highlights

Total Rooms: 7
 Total Style: Contemporary
 Bedrooms: 3 Exterior Color: Bone Year Built Apx: 1994 (Assessor)
 Total Sq Ft Liv Apx: 2,574 (Owner) Acres Apx: 9.06
 Bathrooms: 3 Garage Stalls:
 Total Full Basement: Finished-Partially; Full; Interior Access; Walkout
 Baths: 3 Waterfront: Close to Water; Lake; Lake Access; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
 Wood
 Fireplace #: 1

**(Residential MLS# 231876)****Interior Details**

Interior Amenities: Cathedral Ceilings; Fireplace (s); High Speed Wiring; Skylight(s)
Floor: Carpet; Ceramic; Laminate; Wood
Heat/Cool/Vent: Furnace; Hot Water; Multizone
Fuel: Oil; Propane; Wood
Hot Water: Propane
Insulation: Fiberglass
Appliances Incl: Dishwasher; Dryer; Microwave; Range Hood; Range/Stove; Refrigerator; 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
Living Room	First			Open Plan, Fireplace
Dining Room	First			Open Plan
Kitchen	First			Open Plan
Bedroom 2	First			
Bedroom 3	First			
Full Bathroom	First			
Primary Bedroom	Second			Loft with Full Bath
Full Bathroom	Second			
Family Room	Lower			
Office	Lower			
Full Bathroom	Lower			
Laundry	Lower			

Exterior / Structural Details:

Exterior Amenities: Deck; Exterior Lighting; Landscaped; Outbuilding; Privacy
Exterior Color: Bone
Construction: Wood Frame
Roof: Asphalt
Exterior Siding: Wood
Water: Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 9.06
Lot Size Dimensions: 394654
Lot Size SqFt: 394,654
Parking Type: Off Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 5341 Page: 11
Map Ref: M: 17 L: 36
Taxes: 2,536 (2020)
Assess Amt: 304,100 (2020)
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Unk

Sale and Showing Details

Status: Active
Contingent:
Current Price: 399,000
Original List Price: 399,000
Days on Market: 0
Directions: RT 23 to West Shore Road, left onto Pine Road, right onto Rainbow Road, house on the right.
Marketing/Headline: Otis Reservoir Water Access

Seller Terms:
Possession: @closing
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

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