



73 New Hollywood Blvd. Otis MA 01253

List Price: \$285,000

Whether it's a brand new second home in the Berkshires....or your one and only, this home has it all with beautiful hardwood floors and light, bright open spaces with the easy maintenance of an energy efficient home. The lower level has 9 ft. ceilings and a walk-out. Three bedrooms currently but has a 4 bedroom septic system for future expansion. Located close to the Otis Reservoir, Big Pond and all the Berkshire amenities. This home is being offered fully furnished!

Property Highlights

Total Rooms: 7	Style: Ranch
Total Bedrooms: 3	Exterior Color: Taupe Year Built Apx: 2015 (Owner)
Total Bathrooms: 2	Sq Ft Liv Apx: 2,407 (Owner) Acres Apx: 1.2
Total Full Baths: 2	Garage Stalls:
Gas Fireplace #: 1	Basement: Concrete Floor; Finished-Partially; Full; Interior Access; Walkout
	Waterfront: Close to Water; Lake/Pond Name: Otis Reservoir

(Residential MLS# 223679)

Interior Details

Interior Amenities: Fireplace (s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Furnace; Hot Water; Multizone
Fuel: Propane
Hot Water: On Demand; Propane
Insulation: Fiberglass
Appliances Incl: Dishwasher; Microwave; Range/Stove; Refrigerator
Electric Type: 200 Amp; Circuit Breaker
Accessibility: 1st Fl Bdrm; 1st Flr Bdrm w/Bath; 1st Flr Full Bath
Lead Paint: N/A, built after 1978
Rentals:

Room Details

Room Name	Room Level	Length	Width	Room Remarks
Kitchen	1st Floor			Cherry Cabinets, Stainless Appliances
Living Room	1st Floor			Gas Fireplace, Hickory Flooring
Dining Room	1st Floor			Hickory Flooring
Bath Full	1st Floor			
Master Bedroom	1st Floor			Carpet
Master Bath	1st Floor			
Bedroom 2	1st Floor			Carpet
Bedroom 3	1st Floor			Carpet
Family Room	Lower			Carpet

Exterior / Structural Details:

Exterior Amenities: Deck; Exterior Lighting; Porch; Privacy; Trash Private
Exterior Color: Taupe
Construction: 2x6 Walls; Wood Frame
Roof: Asphalt/Fiberglass
Exterior Siding: Vinyl
Water: Private; Well
Well Detail: Drilled
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 1.2
Lot Size Dimensions: 52272
Lot Size SqFt: 52,272
Parking Type: Off Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 5730 **Page:** 158
Map Ref: M:18A L: 14
Taxes: 2,054 (2018)
Assess Amt: 248,100 (2018)
Restrict Covenants: No
Easement: Yes
Survey: Yes
Right of Way: No

Sale and Showing Details

Status: Pending	Seller Terms:	
Contingent: No	Possession: @closing	Report Generated by:
Current Price: 285,000	Agent Interest: None	REAL LIVING REALTY PROFESSIONALS
Original List Price: 285,000	Side Agreement: No	48 East Otis Road
Days on Market: 119	Limited Service: No	P O Box 600
	Seller Disc: No	Otis, MA 01253
		413-269-4040
Directions: RT 23 to Old Blandford Road, right onto New Hollywood Blvd, first house on the left.		countryandwaterfronts@gmail.com
Marketing/Headline: Close to Otis Reservoir		http://countryandwaterfronts.com

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