



246 Brookman Dr. Otis MA 01253
List Price: \$395,000
 If you have been looking for your Berkshire getaway we have it here waiting for you! Plenty of room for family and friends to enjoy the lake for a swim or paddle and ride on your snowmobile to the trails from the lake. Don't wait! Don't hesitate!

Property Highlights

Total Rooms: 5 Style: Contemporary; Ranch
 Total Bedrooms: 4 Exterior Color: Hazel Wood Year Built Apx: 1986 (Assessor Renovated Since)
 Total Bathrooms: 2 Sq Ft Liv Apx: 1,788 (Assessor) Acres Apx: 0.42
 Total Full Baths: 2 Garage Stalls: 2
 Basement: Crawl; Slab
 Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond Name: Otis Reservoir; Motorized Vehicles; Private Beach

(Residential MLS# 237145)

Interior Details

Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Electric
Fuel: Electric; Propane
Hot Water: Electric
Appliances Incl: Dishwasher; Range/Stove; Refrigerator
Electric Type: 200 Amp
Accessibility: 1st Fl Bdrm; 1st Fl Full Bath
Lead Paint: N/A, built after 1978
Rentals:

Room Details

Room Name	Level	Length	Width	Remarks
Kitchen	First			Open Kitchen, Living, Dining
Living Room	First			Open Living, Kitchen, Dining, Propane Wood Stove
Dining Room	First			Open Dining, Living, Kitchen
Bedroom 1	First			
Full Bathroom	First			
Bedroom 2	First			Laundry Hookups
Bedroom 3	Second			
Bedroom 4	Second			
Full Bathroom	Second			

Exterior / Structural Details:

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

Land Details:

Acres Apx: 0.42
Lot Size Dimensions: 18295
Lot Size SqFt: 18,295
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 6906 **Page:** 327
Map Ref: M: 18C L: 49
Taxes: 2,033 (2021)
Assess Amt: 240,000 (2021)
Restrict Covenants: Homeowner Assoc
Easement: Unk
Survey: Unk
Right of Way: Unk
HOA / Community Fees: HOA Fee: 150
Mandatory HOA: No
Fee Includes: Road Maintenance

Sale and Showing Details

Status: Active **Seller Terms:**
Contingent: **Possession:** Close Of Escrow
Current Price: 395,000 **Agent Interest:** None
Original List Price: 395,000 **Side Agreement:** No
Days on Market: 11 **Limited Service:** No
List Date: 03/31/2022 **Seller Disc:** No
 BAC: 2.25% **NAC:** 2.25%
Directions: Moreau Road to Brookman Drive to #246 on the right.

Report Generated by:
BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS
 48 East Otis Road
 P O Box 600
 Otis, MA 01253
 413-269-4040
rmolta@wmasshomes.com
<http://countryandwaterfronts.com>

Marketing/Headline: Otis Reservoir Water Access

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