



(Residential MLS# 222665)

97 D'Wolfe Dr. Otis MA 01253

List Price: \$307,000

Peace and tranquility on Watson Pond! This landscaped Ranch comes with over 1/2 an acre of waterfront land with 211 feet of sandy shoreline and beautiful sunsets. All this with a new 200 amp electric service and a new septic system. The lower level is finished with a complete tiled floor, full bath and extra kitchen. This is the place to relax year-round whether it's kayaking, fishing, swimming, skiing or snowmobiling, we have your Berkshire dream home waiting for you!

Property Highlights

Total Rooms: 6	
Total Bedrooms: 3	Style: Ranch
Total Bathrooms: 2	Exterior Color: Avocado Year Built Apx: 1960 (Assessor)
Total Full Baths: 2	Sq Ft Liv Apx: 1,040 (Assessor) Acres Apx: 0.62
	Garage Stalls:
	Basement: Finished-Fully; Full; Interior Access; Walkout
	Waterfront: Deeded Rights; Frontage on Water; Lake; Lake Access; Lake View;
	Lake/Pond Name: Watson Pond; Motorized Vehicles
	Views: Scenic; Water
Wood Fireplace #: 2	

Interior Details

Interior Amenities:	Fireplace (s)
Floor:	Ceramic; Linoleum; Wood
Heat/Cool/Vent:	Furnace
Fuel:	Oil; Wood
Hot Water:	Electric
Insulation:	Unknown
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:	Unk
Rentals:	

Room Details

Room Name	Room Level	Length Width	Room Remarks
Kitchen	1st Floor		Dining, Open to Living Room, Lake View
Living Room	1st Floor		Wood Fpl, Wood Fl, Open Pln, Lake View
Bedroom 1	1st Floor		Wood Floor
Bedroom 2	1st Floor		Wood Floor
Bedroom 3	1st Floor		Wood Floor
Bath Full	1st Floor		
Family Room	Lower		Wood Fireplace
Kitchen	Lower		
Bath Full	Lower		

Exterior / Structural Details:

Exterior Amenities:	Exterior Lighting; Landscaped; Outbuilding; Privacy; Trash Private; Mature Landscaping
Exterior Color:	Avocado
Construction:	Wood Frame
Roof:	Asphalt/Fiberglass
Exterior Siding:	Shingle; Wood
Water:	Private; Well
Sewer:	Private
Title V:	Pass
Underground Oil Tank:	Unk

Land Details:

Acres Apx:	0.62
Lot Size Dimensions:	27007
Lot Size SqFt:	27,007
Parking Type:	Off Street
Lot Description:	Wooded
Flood Hazard Area:	Unk

Public Records / Legal Information

Zoning:	Residential
Book: 4150 & 4411	Page: 290 & 52
Map Ref:	M: 7B & 7A P: 0001 & 0076
Taxes:	2,614 (2018)
Assess Amt:	()
Restrict Covenants:	Homeowner Assoc; Yes
Easement:	Yes
Survey:	Unk
Right of Way:	Yes
HOA / Community Fees:	HOA Fee: 200
Mandatory HOA:	No

Sale and Showing Details

Status:	Active
Contingent:	
Current Price:	307,000
Original List Price:	307,000
Days on Market:	0

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

Report Generated by:
REAL LIVING REALTY PROFESSIONALS
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<http://countryandwaterfronts.com>

Directions: RT 23 to Algeria Rd, left onto Lee-Westfield Rd, right on D'Wolfe Rd to #97. No Sign.
Marketing/Headline: Watson Pond Waterfront