



36 Drive F --, Otis MA 01253

List Price: \$765,000

This easy maintenance house is waiting for you! With 2 large bedrooms and extra space for those larger gatherings of family and friends. Views and sunsets from the waterfront to enjoy the lake to the very end of the day! Come and bring your snowmobiles, skis, boats and fishing poles. This beautiful year-round home has it all!

Property Highlights

Total
 Rooms: 4 Style: Contemporary
 Total Exterior Color: Mocha Year Built Apx: 2009 (Assessor)
 Bedrooms: 2 Sq Ft Liv Apx: 1,450 (Assessor) Acres Apx: 0.14
 Total Garage Stalls:
 Bathrooms: 2 Basement: Concrete Floor; Finished-Fully; Full; Interior Access; Walkout
 Total Full Waterfront: Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/
 Baths: 2 Pond Name: Otis Reservoir; Motorized Vehicles
 Views: Scenic; Water

(Residential MLS# 228865)

Interior Details

Interior Amenities: Granite Counter; Vaulted Ceilings; Walk In Closet(s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Forced Air
Fuel: Propane
Hot Water: Propane
Appliances Incl: Dishwasher; Microwave; Range/Stove; Refrigerator
Electric Type: 100 Amp
Accessibility: 1st Flr Full Bath
Lead Paint: N/A, built after 1978

Rentals:

Room Details

Room Name	Level	Length	Width	Remarks
Kitchen	First			Open Plan, Lake View
Dining Room	First			Open Plan, Lake View, Deck
Living Room	First			Open Plan, Lake View
Loft	Second			
Full Bathroom	First			
Master Bedroom	Second			Lake View
Bedroom 2	Second			
Family Room	Lower			Lake View
Full Bathroom	Lower			

Exterior / Structural Details:

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

Land Details:

Acres Apx: 0.14
Lot Size Dimensions: 6098
Lot Size SqFt: 6,098
Parking Type: Off Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 5001 **Page:** 145
Map Ref: M: 18B L: 139
Taxes: 4,631 (2019)
Assess Amt: 559,400 (2019)
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Unk

Sale and Showing Details

Status: Active
Contingent:
Current Price: 765,000
Original List Price: 765,000
Days on Market: 0
Directions: RT 23 to Old Blandford Rd-turns into Otis-Tolland Rd, right onto Westerly, left on Ridge Ave, right onto Drive F.
Marketing/Headline: The Lake House

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

Report Generated by:
REAL LIVING REALTY PROFESSIONALS
 48 East Otis Road
 P O Box 600
 Otis, MA 01253
 413-269-4040
countryandwaterfronts@gmail.com
<http://countryandwaterfronts.com>