



(Residential MLS# 223865)

## 9 Overlook Ln. Southwick MA 01077

**List Price: \$1,075,000**

From East and West, come to see what we have in store for you! This custom built luxury home is perched above The Ranch Golf Club - one of the top 4 Golf Courses in Massachusetts with views in a gated community. Find yourself on a morning walk to beautiful views and prepare for a peaceful stroll in a park like setting on acres of common land. Get a quick 9 in after work and/or a fantastic evening dinner right down the hill at The Olde Farm American Bistro. Please note that the taxes and assessment only represent the land as this build has just been completed.

### Property Highlights

Total Rooms: 11	Style: Contemporary
Total Bedrooms: 6	Exterior Color: Gray Year Built Apx: 2018 (Builder )
Total Bathrooms: 5	Sq Ft Liv Apx: 5,370 (Other) Acres Apx: 0.94
Total Full Baths: 4	Garage Stalls: 2
Total Half Baths: 1	Basement: Concrete Floor; Full; Interior Access; Walkout
Gas Fireplace #: 2	Views: Distant; Hill/Mountain; Scenic

### Interior Details

**Interior Amenities:** Alarm System; Central Vacuum; Fireplace (s); Granite Counter; Vaulted Ceilings; Walk In Closet(s)

**Floor:** Carpet; Ceramic; Wood

**Heat/Cool/Vent:** Central AC; Forced Air

**Fuel:** Nat Gas

**Hot Water:** Nat Gas

**Appliances Incl:** Range/Stove; Refrigerator

**Electric Type:** 200 Amp; Circuit Breaker

**Accessibility:** 1st Flr Bdrm w/Bath; 1st Flr Half Bath

**Lead Paint:** N/A, built after 1978

**Rentals:**

### Room Details

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			Window Wall, Hardwood Floor
Kitchen	1st Floor			Granite Counter, Hardwood Floor
Den	1st Floor			Gas Fireplace, Hardwood Floor
Dining Room	1st Floor			Hardwood Floor
Other	1st Floor			Study/Office
Mud Room	1st Floor			
Master Bedroom	1st Floor			Carpet
Master Bath	1st Floor			
Bedroom 2	1st Floor			Carpet
Bedroom 3	1st Floor			Carpet
Foyer	1st Floor			
Laundry	1st Floor			
Bath Full	1st Floor			
Bath 1/2	1st Floor			
Game Room	Lower			
Other	Lower			Card Room
Other	Lower			Theater Room
Bath 1/2	Lower			
Other	Lower			Golf Simulator
Wine Cellar	Lower			

### Exterior / Structural Details:

**Exterior Amenities:** Deck; Exterior Lighting; Landscaped; Patio; Porch; Privacy

**Exterior Color:** Gray

**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:** 0.94

**Lot Size Dimensions:** 40946

**Lot Size SqFt:** 40,946

**Parking Type:** Garaged & Off-Street

**Lot Description:** Paved Drive

**Flood Hazard Area:** Unk

### Public Records / Legal Information

**Zoning:** Residential

**Book:** 12480 **Page:** 551

**Map Ref:** M: 18 L: 11

**Taxes:** 1,717 (2018)

**Assess Amt:** 98,100 (2018)

**Restrict Covenants:** Homeowner Assoc

**Easement:** Unk

**Survey:** Unk

**Right of Way:** Unk

**HOA / Community Fees:** HOA Fee: 185

**Mandatory HOA:** Yes

### Sale and Showing Details

<b>Status:</b>	Active	<b>Seller Terms:</b>	
<b>Contingent:</b>		<b>Possession:</b>	@closing
<b>Current Price:</b>	1,075,000	<b>Agent Interest:</b>	None
<b>Original List Price:</b>	1,075,000	<b>Side Agreement:</b>	Yes
<b>Days on Market:</b>	0	<b>Limited Service:</b>	No
		<b>Seller Disc:</b>	No

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**Directions:** College Highway to Sunnyside Rd to The Ranch Club.

**Marketing/Headline:** Luxury Home at The Ranch.