



(Residential MLS# 225595)

305 Moreau Rd. Tolland MA 01034

List Price: \$2,445,500

Presenting the most grand Waterfront Estate on Otis Reservoir! As you approach the gated drive to the property you soon feel you are entering another world of carefree relaxation. This is enhanced by views of the property itself. Nestled in a quiet cove with a sprawling lawn to the water's edge, westerly facing views of wooded State owned land, docking for several boats and watercraft's all on the Otis Reservoir with 1,200 acres of water for your enjoyment. There's more!...296+ feet of waterfront, 9+ acres of land, tennis court, blueberry bushes, apple orchard, carriage house and garage. Last but certainly not least a beautiful grand country contemporary home large enough for many family members and friends to share the most memorable moments!

Property Highlights

Total Rooms: 16
Total Bedrooms: 8
Total Bathrooms: 9
Total Full Baths: 8
Total Half Baths: 1
Wood Fireplace #: 3
Style: Contemporary; Post and Beam
Exterior Color: Hazel Wood
Year Built Apx: 2003 (Assessor)
Sq Ft Liv Apx: 7,226 (Assessor) Acres Apx: 9.6
Garage Stalls: 6
Basement: Concrete Floor; Finished-Fully; Full; Interior Access; Walkout
Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
Views: Hill/Mountain; Scenic; Water

Interior Details

Interior Amenities: Alarm System; Backup Generator; Cathedral Ceilings; Central Vacuum; Fireplace (s); Granite Counter; Jet Tub; Walk In Closet(s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Central AC; Forced Air; Multizone
Fuel: Propane; Wood
Hot Water: Propane
Insulation: Fiberglass
Appliances Incl: Compactator; Cooktop; Dishwasher; Dryer; Microwave; Range Hood; Range/Stove; Refrigerator; Wall Oven; Washer
Energy Features: Energy * Appliances; Insulated Doors; Insulated Windows
Electric Type: 200 Amp; Circuit Breaker
Accessibility: 1st Fl Bdrm; 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 |
|----------------------|------------|--------------|----------------------------|
| Foyer | 1st Floor | | |
| Den | 1st Floor | | Fireplace, Screened Porch |
| Dining Room | 1st Floor | | Lake View, Deck |
| Kitchen | 1st Floor | | Lake View |
| Great Room | 1st Floor | | Fireplace, Lake View, Deck |
| Library | 1st Floor | | |
| Master Bedroom | 1st Floor | | Lake View, Deck |
| Master Bath | 1st Floor | | |
| Master Bedroom (2nd) | 1st Floor | | |
| Master Bath | 1st Floor | | |
| Bedroom 3 | 1st Floor | | |
| Bedroom 4 | Lower | | Lake View |
| Bedroom - Other | Lower | | |
| Bedroom - Other | Lower | | |
| Bedroom - Other | Lower | | |
| Bedroom - Other | Lower | | |
| Media Room | Lower | | |
| Family Room | Lower | | Fireplace, Lake View |
| Exercise Room | Lower | | Lake View |

Exterior / Structural Details:

Exterior Amenities: Barn/Stable; Deck; Dock; Exterior Lighting; Hot Tub Outdoor; Landscaped; Outbuilding; Patio; Porch; Privacy; Tennis Court; Mature Landscaping
Exterior Color: Hazel Wood
Construction: Post/Beam; Wood Frame
Roof: Metal
Exterior Siding: Clapboard; Wood
Water: Private; Well
Sewer: Private
Title V: PassTitle V Date: 02-2018
Underground Oil Tank: Unk
Land Details:
Acres Apx: 9.6
Lot Size Dimensions: 418176
Lot Size SqFt: 418,176
Parking Type: Garaged & Off-Street
Land Use: Horses Allowed; Orchards
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 21939 **Page:** 310
Map Ref: M: 1010 L: 00600
Taxes: 12,859 (2018)
Assess Amt: ()
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Unk

Sale and Showing Details**Status:** Active**Contingent:****Current Price:** 2,445,500**Original List Price:** 2,445,500**Days on Market:** 197**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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countryandwaterfronts@gmail.com<http://countryandwaterfronts.com>**Directions:** RT 23 to Old Blandford Rd to Otis Tolland Rd to Curtis Hall Rd, right onto Moreau Rd to the end. See stone posted gate.**Marketing/Headline:** Otis Reservoir Waterfront Estate