

189 Lands End Dr. Tolland MA 01034**List Price: \$1,095,000**

The true waterfront home! From the outside to within and throughout this tastefully designed waterfront home will make you feel you have found what you have been searching for. A country lodge feeling can be carried in your mind right through the seasons with thoughts of a warming fire in the Great Room's beautiful stone fireplace. Your view of the lake is spectacular with water and the back drop of forested state owned land. All this complete with sunsets to end your day! Come and enjoy life, as we all know it's way too short! HOA is for annual road maintenance only.

Property Highlights

Total Rooms: 7
 Total Bedrooms: 4
 Total Bathrooms: 3
 Total Full Baths: 3
 Wood Fireplace #: 1
 Style: Contemporary
 Exterior Color: Cedar
 Year Built: 2001 (Assessor)
 Sq Ft Liv: 2,849 (Assessor)
 Acres: 0.19
 Garage Stalls: 2
 Basement: Crawl
 Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
 Views: Scenic; Water



BerkshireMLS

(Residential MLS# 230231)**Interior Details**

Interior Amenities: Backup Generator; Fireplace (s)
Floor: Ceramic; Wood
Heat/Cool/Vent: Furnace; Multizone
Fuel: Propane
Hot Water: Propane
Insulation: Fiberglass
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: N/A, built after 1978

Rentals:**Room Details**

Room Name	Level	Length	Width	Remarks
Living Room	First			Open Plan Gt Room, Lake View, Fireplace
Dining Room	First			Open Plan Great Room, Lake View
Kitchen	First			Open Plan Great Room, Lake View
Mud Room	First			Laundry Hook up
Laundry	First			
Full Bathroom	First			
Bedroom 2	First			Wood Floor
Bedroom 3	First			Wood Floor
Loft	Second			Sitting Area & Office
Master Bedroom	Second			Lake View, Wood Floor
Master Bathroom	Second			
Bedroom 4	Second			Wood Floor
Full Bathroom	Second			
Other				Recreation Room above Garage

Exterior / Structural Details:

Exterior Amenities: Dock; Porch
Exterior Color: Cedar
Construction: Wood Frame
Roof: Asphalt; Fiberglass
Exterior Siding: Wood
Water: Well
Sewer: Private
Title V: Pass Title V Date: 9-9-2019
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.19
Lot Size Dimensions: 8276
Lot Size SqFt: 8,276
Parking Spaces: 10
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 22285 **Page:** 267
Map Ref: M: 1010 L: 00310
Taxes: 5,484 (2020)
Assess Amt: 616,200 (2020)
Restrict Covenants: No
Easement: Unk
Survey: Unk
Right of Way: Unk
HOA / Community Fees: HOA Fee: 150
Mandatory HOA: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 1,095,000
Original List Price: 1,095,000
Days on Market: 18
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: Otis Tolland Road to Curtis Hall Road. Right onto Moreau Road, left onto Land's End Drive to #189.

Marketing/Headline: Tastefully Designed Otis Reservoir Waterfront!