(Residential MLS# 240908)
Big Pond Waterfront!

106 Leonard Rd. Otis MA 01253
List Price: $729,000

Big Pond Gem! Here it is, a piece of paradise on the highly sought after Big Pond! 300+ acres on this motorized lake provides for a gentle paddle or a ski on the normally calm water. Tucked away to provide for your private waterfront dream home.

Property Highlights

Total Rooms: 4	Style: Cottage
Total Bedrooms: 2	Exterior Color:CoffeeYear Built Apx: 1950 (Assessor) Sq Ft Liv Apx: 1,180 (Assessor) Acres Apx: 0.39
Total Full Baths: 1	Garage Stalls: Basement: Concrete Floor; Finished-Partially; Full; Interior Access; Walkout
Stove	Dock; Frontage on Water; Lake; Lake Access; Lake/Pond Name: Big Pond; Motorized Vehicles
Permit: Unk	Views: Lake; Water

Interior Details

Interior Amenities:	Skylight(s); Vaulted Ceilings
Floor:	Carpet; Laminate; Wood
Heat/Cool/Vent:	Forced Air; Wood Stove
Fuel:	Propane; Wood
Hot Water:	Electric
Appliances Incl:	Range; Refrigerator
Electric Type:	100 Amp
Accessibility:	1st Fl Bdrm; 1st Flr Full Bath
Lead Paint:	Unk
Rentals:	

Room Details

Room Name	Level	Length	Width	Remarks
Living Room	First			Lake Views
Kitchen	First			Skylight
Bedroom 1	First			Skylight
Family Room	First			
Full Bathroom	First			
Bedroom 2	Lower			

Exterior / Structural Details:

Exterior Amenities:	Deck; Dock; Landscaped; Lighting; Outbuilding
Exterior Color:	Coffee
Construction:	Wood Frame
Roof:	Asphalt Shingles
Exterior Siding:	Wood
Water:	Private; Well
Sewer:	Private
Title V:	Unk
Underground Oil Tank:	Unk

Land Details:

Acres Apx:	0.39
Lot Size Dimensions:	16988
Lot Size SqFt:	16,988
Parking Type:	Off Street
Flood Hazard Area:	Unk

Public Records / Legal Information

Zoning:	Residential
Book: 1503	**Page:** 756
Map Ref:	M: 11E L: 50
Taxes:	4,064 (2023)
Assess Amt:	613,900 (2023)
Restrict Covenants:	Unk
Easement:	Unk
Survey:	Unk
Right of Way:	Unk

Sale and Showing Details

Status:	Active	**Seller Terms:**	
Contingent:		**Possession:**	Close Of Escrow
Current Price:	729,000	**Agent Interest:**	None
Original List Price:	729,000	**Side Agreement:**	No
Days on Market:	7	**Limited Service:**	No
List Date:	07/07/2023	**Seller Disc:**	No
	BAC: 2.25% **NAC:** 2.25%		

Directions: RT 23 to Lion Hill, bear right at the lake onto Leonard Rd, house on the left.

Listed by: David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS

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