



57 Telephone Rd. Otis MA 01253

List Price: \$429,000

Country elegance, here it is! With it's beautiful socialization spaces inside and out. Large open concept with views and light. Close to all that the Berkshires has to offer and more. The park like grounds start to relax you as you step outside finding your way to the deck or fire pit. One has the feeling of " there's no place like home"! Water access to Watson Pond to paddle or swim just a short distance from your own paradise.

Property Highlights

Total Rooms: 4
 Total Style: Raised Ranch
 Bedrooms: 2 Exterior Color: Cream Year Built Apx: 1991 (Assessor)
 Total Sq Ft Liv Apx: 1,498 (Assessor) Acres Apx: 1.46
 Bathrooms: 2 Garage Stalls: 1
 Total Full Basement: Full
 Baths: 2 Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond Name: Watson Pond; Motorized Vehicles; Pond; Pond Access
 Fireplace Insert Views: Lake; Pond; Water
 #: 1

(Residential MLS# 240245)
Watson Pond Water Access

Interior Details

Interior Amenities: Fireplace (s); Granite Counter; High Speed Wiring; Skylight(s)
Floor: Wood
Heat/Cool/Vent: Multizone
Fuel: Propane
Hot Water: Propane
Insulation: Fiberglass
Appliances Incl: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer
Electric Type: 200 Amp
Accessibility: 1st Flr Bdrm w/Bath
Lead Paint: N/A, built after 1978

Rentals:

Room Details

Room Name	Level	Length	Width	Remarks
Living Room	First			Open Plan
Dining Room	First			Open Plan
Kitchen	First			Open Plan
Full Bathroom	First			
Primary Bedroom	First			
Primary Bathroom	First			
Bedroom 2	First			
Bonus Room	Lower			

Exterior / Structural Details:

Exterior Amenities: Deck; Hot Tub Outdoor; Landscaped; Lighting; Outbuilding; Porch; Privacy
Exterior Color: Cream
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior Siding: Vinyl
Water: Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 1.46
Lot Size Dimensions: 63598
Lot Size SqFt: 63,598
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 4678 **Page:** 328
Map Ref: M: 7B L: 17
Taxes: 1,407 (2023)
Assess Amt: 212,600 (2023)
Restrict Covenants: Homeowner Assoc
Easement: Yes
Survey: Unk
Right of Way: Yes
HOA / Community Fees: HOA Fee (monthly): 37.5
Mandatory HOA: No

Sale and Showing Details

Status: Active
Contingent:
Current Price: 429,000
Original List Price: 429,000
Days on Market: 10
List Date: 04/28/2023
BAC: 2.25% **NAC:** 2.25%
Directions: RT 23 to Algeria Rd, left onto Lee-Westfield Rd, right on D'Wolfe Dr then right onto Telephone Rd to #57.

Seller Terms:
Possession: Close Of Escrow
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

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

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48 East Otis Road
 P O Box 600
 Otis, MA 01253
 413-269-4040
rmolta@wmasshomes.com
<http://countryandwaterfronts.com>