



(Residential MLS# 227822)

73 Pinewood Dr. Tolland MA 01034

List Price: \$385,000

The perfect fit! Welcome to Otis Reservoir with your boat in tow. This water access property has plenty of room with large overnight guest sleeping spaces! A beautiful water access area complete with dock space, horseshoe pits, sand volleyball court, swimming area and kayak and canoe racks. All this just a short distance from this well maintained year-round home. So bring your boats or your ski's and snowmobile!

Property Highlights

Total Rooms: 7
 Total Bedrooms: 3
 Total Bathrooms: 3
 Total Full Baths: 3
 Style: Cape
 Exterior Color: Coffee
 Year Built: 1976 (Assessor)
 Sq Ft Liv: 1,650 (Assessor)
 Acres: 0.5
 Garage Stalls: 2
 Basement: Unfinished; Walkout
 Waterfront: Close to Water; Deeded Rights; Dock; Lake; Lake Access; Lake View;
 Lake/Pond Name: Otis Reservoir; Motorized Vehicles; Private Beach; Other (See Remarks)
 Views: Scenic; Water

Interior Details

Interior Amenities: Skylight(s)
Floor: Carpet; Ceramic; Laminate
Heat/Cool/Vent: Forced Air; Wood Stove
Fuel: Oil; Wood
Hot Water: Oil
Insulation: Fiberglass
Appliances Incl: Dishwasher; Dryer; Range Hood; Range/Stove; Refrigerator; Washer
Electric Type: 100 Amp
Accessibility: 1st Fl Bdrm; 1st Flr Bdrm w/Bath; 1st Flr Full Bath
Lead Paint: Unk
Rentals:

Room Details

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			Wood Stove
Kitchen	1st Floor			Eat-In
Den	1st Floor			
Master Bedroom	1st Floor			
Master Bath	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	2nd Floor			
Office	2nd Floor			
Bath Full	2nd Floor			
Seasonal Room	1st Floor			Screened Porch
Bath Full	Lower			

Exterior / Structural Details:

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

Land Details:

Acres Apx: 0.5
Lot Size Dimensions: 21780
Lot Size SqFt: 21,780
Parking Type: Garaged & Off-Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 19544 **Page:** 449
Map Ref: M: 1020 L: 00280
Taxes: 2,545 (2019)
Assess Amt: 300,500 (2019)
Restrict Covenants: Homeowner Assoc; Yes
Easement: Unk
Survey: Unk
Right of Way: Yes
HOA / Community Fees: HOA Fee: 525
Mandatory HOA: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 385,000
Original List Price: 385,000
Days on Market: 1
Seller Terms:
Possession: @closing
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

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Directions: Otis Tolland Road to Curtis Hall Road to Moreau Road, left on Lakeview, left on Pinewood, house on left.

Marketing/Headline: Otis Reservoir Driftwood Shores Water Access