

305 Shadow Ln. Sandisfield MA 01255**List Price: \$359,000**

If it's a time in your life for total relaxation with no compromise, we have it here waiting for you! Privacy, beautiful floor plan, first floor living with plenty of room for family and friends. All of this with the amenities of Otis Woodlands! Enjoy non-motorboat OWL lake, tennis, pool, fitness center, clubhouse and more!

Property Highlights

Total Rooms: 6
 Total Bedrooms: 3
 Total Bathrooms: 3
 Total Full Baths: 3
 Style: Contemporary
 Exterior Color: Coffee
 Year Built: 1981 (Assessor)
 Sq Ft Liv: 1,864 (Assessor)
 Acres: 1
 Garage Stalls:
 Basement: Crawl
 Waterfront: Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond
 Name: Owl Lake; Pond; Pond Access; Private Beach
 Wood Fireplace
 #: 2



BerkshireMLS

(Residential MLS# 228539)**Interior Details**

Interior Amenities: Fireplace (s); Hot Tub; Skylight(s); Walk In Closet(s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Electric
Fuel: Electric; Wood
Hot Water: Electric
Insulation: Fiberglass
Appliances Incl: Compactor; Counter Grill; Dishwasher; Refrigerator; Wall Oven
Electric Type: 200 Amp
Accessibility: 1st Fl Bdrm; 1st Fl Bdrm w/Bath; 1st Fl Full Bath
Lead Paint: N/A, built after 1978

Rentals:**Room Details**

Room Name	Level	Length	Width	Remarks
Living Room	First			Open Plan, Fireplace, Deck, S-Porch
Kitchen	First			Open Plan Kitchen-Dining-Living
Full Bathroom	First			
Master Bedroom	First			Fireplace, Deck
Master Bathroom	First			
Master Bedroom	First			
Master Bathroom	First			
Bedroom 3	First			
Office	First			

Exterior / Structural Details:

Exterior Amenities: Deck; Exterior Lighting; Landscaped; Outbuilding; Pool - In Ground; Porch; Privacy; Tennis Court
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: 1
Lot Size Dimensions: 43560
Lot Size SqFt: 43,560
Parking Type: Off Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 638 **Page:** 130
Map Ref: M: 0402 L: 18
Taxes: 3,747 (2019)
Assess Amt: 311,500 (2019)
Restrict Covenants: Homeowner Assoc; Yes
Easement: Unk
Survey: Unk
Right of Way: Unk
HOA / Community Fees: HOA Fee: 2,210
Mandatory HOA: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 359,000
Original List Price: 359,000
Days on Market: 11

Seller Terms:
Possession: @closing
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

Report Generated by:

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Directions: RT 8 South, right onto North Beech Plain Rd, right into the OWL, right on Club House, left on Lake Shore, right onto Highland to a right onto Shadow Lane to #305.

Marketing/Headline: OWL Contemporary