

73 D'Wolfe Dr. Otis MA 01253**List Price: \$240,000**

Enjoy the Berkshires on Watson Pond! This year-round home brings you to total relaxation. It's time to paddle, fish or go for a cooling swim. Maybe a cozy fire in the fireplace on a winter night. All this is right here for you!

Property Highlights

Total Rooms: 5	Style: Cottage
Total Bedrooms: 3	Exterior Color: CloudYear Built Apx: 1960 (Assessor)
Total Bathrooms: 1	Sq Ft Liv Apx: 744 (Assessor) Acres Apx: 0.17
Total Full Baths: 1	Garage Stalls:
Wood Fireplace #: 1	Basement: Full
	Waterfront: Deeded Rights; Frontage on Water; Lake; Lake Access; Lake View;
	Lake/Pond Name: Watson Pond; Motorized Vehicles; Pond; Pond Access;
	Pond View
	Views: Scenic; Water

**(Residential MLS# 231504)****Interior Details**

Interior Amenities: Fireplace (s)
Floor: Ceramic; Wood
Heat/Cool/Vent: Forced Air; Furnace
Fuel: Oil
Hot Water: Electric
Insulation: Fiberglass
Appliances Incl: Dryer; Range/Stove; Refrigerator; Washer
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			Fireplace
Kitchen	First			Deck
Bedroom 1	First			
Bedroom 2	First			
Bedroom 3	First			
Full Bathroom	First			
Seasonal Room	First			Enclosed Porch, Deck

Exterior / Structural Details:

Exterior Amenities: Deck; Exterior Lighting
Exterior Color: Cloud
Construction: Wood Frame
Roof: Asphalt
Exterior Siding: Wood
Water: Well
Sewer: Private
Title V: Pass
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.17
Lot Size Dimensions: 7405
Lot Size SqFt: 7,405
Parking Type: Off Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 4764 **Page:** 257
Map Ref: M: 7B L: 5
Taxes: 1,763 (2020)
Assess Amt: 211,400 (2020)
Restrict Covenants: Homeowner Assoc; Yes
Easement: Unk
Survey: Unk
Right of Way: Unk
HOA / Community Fees: HOA Fee: 300
Mandatory HOA: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 240,000
Original List Price: 240,000
Days on Market: 0
Directions: Algeria Road to Lee-Westfield Road, Right onto D'Wolfe Drive to #73.
Marketing/Headline: Watson Pond Waterfront

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

Report Generated by:
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