



203 Lands End Dr. Tolland MA 01034

List Price: \$630,000

If your dream is to have a beautiful waterfront on Otis Reservoir...Here it is! Whether it's cruising on the lake or just sitting on your lawn with a cold drink and fishing pole in hand, it's all here from your own waterfront. Come and see your dream come true!

Property Highlights

Total Rooms: 2 Style: Cottage
 Total Exterior Color:CiderYear Built Apx: 1928 (Assessor Renovated Since)
 Bedrooms: 1 Sq Ft Liv Apx: 512 (Assessor) Acres Apx: 0.21
 Total Garage Stalls: 1
 Bathrooms: 1 Basement: None; Slab
 Total Full Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
 Baths: 1 Views: Scenic; Water

(Residential MLS# 237403)

Interior Details

Interior Amenities: Cathedral Ceilings
Floor: Carpet
Heat/Cool/Vent: Electric
Fuel: Electric
Hot Water: Electric
Appliances Incl: Dryer; Microwave; Range/Stove; Refrigerator; Washer
Electric Type: 200 Amp
Accessibility: 1st Fl Bdrm; 1st Flr Full Bath
Lead Paint: Unk
Rentals:

Room Details

Room Name	Level	Length	Width	Remarks
Kitchen	First			
Great Room	First			Open Plan Great Room/Bedroom
Laundry	First			In Closet

Exterior / Structural Details:

Exterior Amenities: Outbuilding
Exterior Color: Cider
Construction: Wood Frame
Roof: Asphalt
Exterior Siding: Wood
Water: Private; Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.21
Lot Size Dimensions: 9148
Lot Size SqFt: 9,148
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 6041 **Page:** 214
Map Ref: M: 1010 L: 00330
Taxes: 4,076 (2022)
Assess Amt: 452,900 (2022)
Restrict Covenants: Homeowner Assoc
Easement: Unk
Survey: Unk
Right of Way: Unk
HOA / Community Fees: HOA Fee: 150
Mandatory HOA: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 630,000
Original List Price: 725,000
Days on Market: 43
List Date: 04/28/2022
Directions: Moreau Road to a left onto Lands End Drive to #203.
Marketing/Headline: Otis Reservoir Waterfront!

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

Report Generated by:
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