

**7 Chestnut Ln. Otis MA 01253****List Price: \$1,099,000****(Residential MLS# 226641)**

Whether it's outside or within this home, you find yourself appreciating the beauty and convenience this Otis Reservoir waterfront home offers. Very large bedrooms, 2 of which have wood burning fireplaces for those cozy evenings. Perhaps a holiday gathering in front of the 3rd well appointed fireplace in the living room. Exceptional outside living for those Berkshire summer days. Watch the sunset from the screened porch, deck or your lower waterside deck. Plenty of room to gather with family and friends. Find yourself using this home all seasons - it's ready for that and ready for you!

**Property Highlights**

Total Rooms: 6  
 Total Bedrooms: 3  
 Total Bathrooms: 3  
 Total Full Baths: 2  
 Total Half Baths: 1  
 Wood Fireplace #: 3  
 Style: Cape  
 Exterior Color: White  
 Year Built: 1988 (Assessor)  
 Sq Ft Liv Apx: 2,808 (Assessor)  
 Acres Apx: 1.03  
 Garage Stalls: 2  
 Basement: Concrete Floor; Full; Interior Access; Unfinished; Walkout  
 Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles  
 Views: Scenic; Water

**Interior Details**

**Interior Amenities:** Fireplace (s); Walk In Closet(s)  
**Floor:** Wood  
**Heat/Cool/Vent:** Furnace; Multizone  
**Fuel:** Propane; Wood  
**Hot Water:** Electric  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Dryer; Range Hood; Range/Stove; Refrigerator; Wall Oven; Washer  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Flr Bdrm w/Bath; 1st Flr Half Bath  
**Lead Paint:** N/A, built after 1978  
**Rentals:**

**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Kitchen	1st Floor			Lake View
Living Room	1st Floor			Lake View, Fireplace, Deck
Dining Room	1st Floor			Lake View, Deck
Bath 1/2	1st Floor			
Master Bedroom	1st Floor			Lake View, Fireplace
Master Bath	1st Floor			
Bedroom 2	2nd Floor			Lake View, Fireplace
Bedroom 3	2nd Floor			Lake View
Bath Full	2nd Floor			
Seasonal Room	1st Floor			Screened Porch, Lake View

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Dock; Exterior Lighting; Fenced-Partially; Landscaped; Outbuilding; Porch; Privacy  
**Exterior Color:** White  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Wood  
**Water:** Private; Well  
**Sewer:** Private  
**Title V:** Pass Title V Date: 12-22-18  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 1.03  
**Lot Size Dimensions:** 44867  
**Lot Size SqFt:** 44,867  
**Parking Type:** Garaged & Off-Street  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 1465 **Page:** 1005  
**Map Ref:** M: 16C L: 4  
**Taxes:** 7,945 (2018)  
**Assess Amt:** 959,600 (2018)  
**Restrict Covenants:** Unk  
**Easement:** Yes  
**Survey:** Unk  
**Right of Way:** Unk

**Sale and Showing Details**

**Status:** Active  
**Contingent:**  
**Current Price:** 1,099,000  
**Original List Price:** 1,099,000  
**Days on Market:** 1

**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 23 to Old Blandford Rd, right onto Walnut Lane to the end, then left onto Chestnut Lane.

**Marketing/Headline:** Year Round Otis Reservoir Waterfront!