



(Residential MLS# 225896)

1 Diane Dr. Blandford MA 01008

List Price: \$149,000

Here is an opportunity to have a 3 season getaway at a great price with a new septic system! Just a short stroll down the private country road to your water access on the Otis Reservoir. This home is being offered in 'as is' condition. The right place at the right price. Don't let this one get away!

Property Highlights

Total Rooms: 5
 Total Bedrooms: 2
 Total Bathrooms: 1
 Total Full Baths: 1
 Total Half Baths: 0
 Style: Cottage
 Exterior Color: Canary
 Year Built Apx: 1963 (Assessor Renovated Since)
 Sq Ft Liv Apx: 813 (Assessor) Acres Apx: 0.46
 Garage Stalls: 1
 Basement: Crawl
 Waterfront: Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond Name: Otis Reservoir; Motorized Vehicles; Private Beach

Interior Details

Floor: Laminate
Heat/Cool/Vent: None
Fuel: None
Hot Water: Electric
Insulation: Fiberglass
Appliances Incl: Microwave; Range/Stove; Refrigerator
Electric Type: 100 Amp; Circuit Breaker
Lead Paint: Unk
Rentals:

Room Details

Room Name	Room Level	Length	Width	Room Remarks
Kitchen	1st Floor			
Living Room	1st Floor			
Bedroom 1	1st Floor			
Bedroom 2	1st Floor			

Exterior / Structural Details:

Exterior Amenities: Deck; Outbuilding
Exterior Color: Canary
Construction: Wood Frame
Roof: Asphalt/Fiberglass
Exterior Siding: Vinyl
Water: Private; Well
Well Detail: Drilled
Sewer: Private
Title V: Pass
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.46
Lot Size Dimensions: 20,000
Lot Size SqFt: 20,038
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 21434 **Page:** 424
Map Ref: M: 401A L: 43
Taxes: 1,836 (2018)
Assess Amt: 104,500 (2018)
Restrict Covenants: Homeowner Assoc; Yes
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: 149,000
Original List Price: 149,000
Days on Market: 4

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 Road all the way to the end (stop sign). Right onto Moreau Rd. Right onto Brookman Drive. Right onto Diane Drive

Marketing/Headline: Otis Reservoir Water Access