

89 Lakeview Ln. Tolland MA 01034**List Price: \$895,000**

Only the water and State land beyond as your waterfront view! This very private setting with western sunset views provides for the perfect waterfront property. A licensed dock complete with a boat lift compliments this beautiful setting. From the glass wall of the house you find yourself in total relaxation. All this with a new septic system and a detached, oversized 2 car garage with finishable living space above. Come and start your lake life without compromise.

**(Residential MLS# 228274)****Property Highlights**

Total Rooms: 6
 Total Bedrooms: 3
 Total Bathrooms: 2
 Total Full Baths: 2
 Wood Fireplace #: 1
 Style: Contemporary
 Exterior Color: Cedar
 Year Built: 1979 (Assessor)
 Sq Ft Liv Apx: 1,344 (Assessor)
 Acres Apx: 0.42
 Garage Stalls: 2
 Basement: Finished-Partially; Interior Access; 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: Backup Generator; Fireplace (s); Interior Balcony; Vaulted Ceilings
Floor: Carpet; Ceramic
Heat/Cool/Vent: Electric
Fuel: Electric; Propane; Wood
Hot Water: Electric
Insulation: Fiberglass
Appliances Incl: Dishwasher; 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	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			Open Plan, Fireplace, Deck, Lake View
Kitchen	1st Floor			Open Floor Plan, Lake View
Dining Room	1st Floor			Open Floor Plan, Lake View
Bedroom 1	1st Floor			
Bath Full	1st Floor			
Bedroom 2	2nd Floor			
Bedroom 3	2nd Floor			
Bath Full	2nd Floor			
Family Room	Lower			Lake View

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Landscaped; Outbuilding; Porch; Mature Landscaping
Exterior Color: Cedar
Construction: Wood Frame
Roof: Asphalt/Fiberglass
Exterior Siding: Wood
Water: Well
Sewer: Private
Title V: PassTitle V Date: 10-2018
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.42
Lot Size Dimensions: 18295
Lot Size SqFt: 18,295
Parking Spaces: 10
Parking Type: Garaged & Off-Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 4226 **Page:** 234
Map Ref: M: 1020 L: 00470
Taxes: 4,788 (2019)
Assess Amt: 565,300 (2019)
Restrict Covenants: Homeowner Assoc
Easement: Unk
Survey: Unk
Right of Way: Unk
HOA / Community Fees: HOA Fee: 235
Mandatory HOA: Yes
Fee Includes: Road Maintenance

Sale and Showing Details

Status: Active
Contingent:
Current Price: 895,000
Original List Price: 895,000
Days on Market: 2
Seller Terms:
Possession: @closing
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

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Directions: Otis-Tolland Road to Curtis Hall Road, right at stop sign onto Moreau Rd. Take first left onto Pinewood Dr to a right onto Lakeview Lane.

Marketing/Headline: Otis Reservoir Waterfront!