



BerkshireMLS

## 240 West Center Rd. Otis MA 01253

**List Price: \$305,000**

One level living at it's finest! This home is move in ready and was remodeled in 2015 with a new roof, windows, siding and more. Large socialization area with loads of light. From the master bedroom to a sunlit deck for your morning coffee. Two garage bays and easy access to the town maintained road. The home also has a full house standby generator. There's more! There is an extra conforming lot for future expansion or to pick your neighbor. Come see!

### Property Highlights

Total Rooms: 6	Style: Ranch
Total Bedrooms: 3	Exterior Color: CloudYear Built Apx: 1983 (Assessor Renovated Since)
Total Bathrooms: 2	Sq Ft Liv Apx: 1,612 (Assessor) Acres Apx: 2.79
Total Full Baths: 2	Garage Stalls: 2
	Basement: Concrete Floor; Finished-Partially; Full; Interior Access; Walkout

(Residential MLS# 225325)

Interior Details					Exterior / Structural Details:	
<b>Interior Amenities:</b> Granite Counter; Jet Tub; Vaulted Ceilings					<b>Exterior Amenities:</b>	Deck
<b>Floor:</b> Laminate; Wood					<b>Exterior Color:</b>	Cloud
<b>Heat/Cool/Vent:</b> Central AC; Forced Air					<b>Construction:</b>	Wood Frame
<b>Fuel:</b> Propane					<b>Roof:</b>	Asphalt/Fiberglass
<b>Hot Water:</b> Propane					<b>Exterior Siding:</b>	Vinyl
<b>Appliances Incl:</b> Dishwasher; Microwave; Range Hood; Range/Stove; Wall Oven					<b>Water:</b>	Well
<b>Electric Type:</b> 200 Amp					<b>Sewer:</b>	Private
<b>Accessibility:</b> 1st Fl Bdrm; 1st Flr Bdrm w/Bath; 1st Flr Full Bath					<b>Title V:</b>	Unk
<b>Lead Paint:</b> N/A, built after 1978					<b>Underground Oil Tank:</b>	Unk
<b>Rentals:</b>					<b>Land Details:</b>	
Room Details					<b>Acres Apx:</b>	2.79
Room Name	Room Level	Length	Width	Room Remarks	<b>Lot Size Dimensions:</b>	121532
Living Room	1st Floor				<b>Lot Size SqFt:</b>	121,532
Kitchen	1st Floor				<b>Parking Type:</b>	Garaged & Off-Street
Master Bedroom	1st Floor			Deck	<b>Lot Description:</b>	Wooded
Master Bath	1st Floor				<b>Land Use:</b>	Horses Allowed
Bedroom 2	1st Floor				<b>Flood Hazard Area:</b>	Unk
Bedroom 3	1st Floor				<b>Public Records / Legal Information</b>	
Bath Full	1st Floor				<b>Zoning:</b>	Residential
Family Room	Lower			Walk-Out	<b>Book:</b> 3691	<b>Page:</b> 42
					<b>Map Ref:</b>	M: 10 L: 68 & 69
					<b>Taxes:</b>	2,491 (2018)
					<b>Assess Amt:</b>	300,800 (2018)
					<b>Restrict Covenants:</b>	Unk
					<b>Easement:</b>	Unk
					<b>Survey:</b>	Yes
					<b>Right of Way:</b>	Unk

### Sale and Showing Details

<b>Status:</b>	Active	<b>Seller Terms:</b>		Report Generated by: <b>REAL LIVING REALTY PROFESSIONALS</b> 48 East Otis Road P O Box 600 Otis, MA 01253 413-269-4040 <a href="mailto:countryandwaterfronts@gmail.com">countryandwaterfronts@gmail.com</a> <a href="http://countryandwaterfronts.com">http://countryandwaterfronts.com</a>
<b>Contingent:</b>		<b>Possession:</b>	@closing	
<b>Current Price:</b>	305,000	<b>Agent Interest:</b>	None	
<b>Original List Price:</b>	305,000	<b>Side Agreement:</b>	No	
<b>Days on Market:</b>	1	<b>Limited Service:</b>	No	
		<b>Seller Disc:</b>	No	
<b>Directions:</b>	RT 8 to RT 23 West. First right onto West Center Road to #240.			
<b>Marketing/Headline:</b>	One Level Living!			

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