

50 Lands End Dr. Tolland MA 01034**List Price: \$425,000**

Come and gather at the lake! A glass window wall to enjoy the views. Sit by the fireplace on those chilly nights with family and friends. Expandable living space above the detached garage. All of this with water access on the Otis Reservoir to enjoy your boating pleasures and a new septic system is being installed.

Property Highlights

Total Rooms: 6
 Total Bedrooms: 3
 Total Bathrooms: 2
 Total Full Baths: 2
 Gas Fireplace #: 1
 Style: Contemporary
 Exterior Color: Oyster
 Year Built Apx: 1983 (Assessor)
 Sq Ft Liv Apx: 1,365 (Assessor) Acres Apx: 0.37
 Garage Stalls: 3
 Basement: Finished-Partially; Full; Walkout
 Waterfront: Close to Water; Deeded Rights; Dock; Lake; Lake Access; Lake/
 Pond Name: Otis Reservoir; Motorized Vehicles
 Views: Seasonal; Water



BerkshireMLS

(Residential MLS# 231468)**Interior Details**

Interior Amenities: Backup Generator; Cathedral Ceilings; Fireplace (s); Granite Counter; Vaulted Ceilings
Floor: Carpet; Ceramic
Heat/Cool/Vent: Electric; Forced Air
Fuel: Electric; Propane; Wood
Hot Water: Propane
Insulation: Fiberglass; Rigid
Appliances Incl: Dishwasher; Dryer; Range Hood; Range/Stove; Refrigerator; Washer
Electric Type: 200 Amp
Accessibility: 1st Fl Bdrm; 1st Flr Full Bath
Lead Paint: N/A, built after 1978

Rentals:**Room Details**

Room Name	Level	Length	Width	Remarks
Living Room	First			Open Plan, Gas Fireplace, Cathedral Ceiling, Deck
Dining Room	First			Open Plan
Kitchen	First			Open Plan
Bedroom 1	First			
Bedroom 2	First			
Full Bathroom	First			
Bedroom 3	Second			Loft-Bedroom
Full Bathroom	Lower			

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Exterior Lighting; Landscaped; Outbuilding; Privacy
Exterior Color: Oyster
Construction: Wood Frame
Roof: Asphalt
Exterior Siding: Wood
Water: Well
Sewer: Private
Title V: Fail
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.37
Lot Size Dimensions: 16117
Lot Size SqFt: 16,117
Parking Spaces: 8
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 15188 **Page:** 430
Map Ref: M: 1010 L: 540
Taxes: 2,514 (2020)
Assess Amt: 282,500 (2020)
Restrict Covenants: Homeowner Assoc; Yes
Easement: Unk
Survey: Unk
Right of Way: Yes
HOA / Community Fees: HOA Fee: 300
Mandatory HOA: Yes
Fee Includes: Road Maintenance

Sale and Showing Details

Status: Active
Contingent:
Current Price: 425,000
Original List Price: 499,000
Days on Market: 48

Seller Terms:
Possession: @closing
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

Report Generated by:
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Directions: Otis Tolland Road to Curtis Hall Road, Right onto Moreau Road, Left onto Land's End Drive to #50.

Marketing/Headline: Otis Reservoir Water Access