



170 Giles Rd. Otis MA 01253

List Price: \$179,000

Here is an opportunity for someone that wants to have a quiet country home. This home is being sold AS - IS. In need of some loving care to provide for great country living. This will NOT qualify for FHA.

Property Highlights

Total Rooms: 5 Style: Cape
 Total Bedrooms: 3 Exterior Color: White Year Built Apx: 1930 (Assessor)
 Total Bathrooms: 1 Sq Ft Liv Apx: 1,382 (Assessor) Acres Apx: 6.11
 Total Full Baths: 1 Garage Stalls:
 Basement: Dirt Floor; Interior Access; Partial; Sump Pump; Unfinished Pond

(Residential MLS# 242116)

Interior Details

Floor: Laminate; Linoleum; Wood
Heat/Cool/Vent: Electric
Fuel: Electric
Hot Water: Electric
Insulation: Unknown
Appliances Incl: Dryer; Range; Refrigerator; Washer
Electric Type: 100 Amp
Accessibility: 1st Fl Bdrm; 1st Flr Full Bath
Lead Paint: Unk

Rentals:

Room Details

Room Name	Level	Length	Width	Remarks
Kitchen	First			
Living Room	First			
Bedroom 1	First			
Full Bathroom	First			
Bedroom 2	Second			
Bedroom 3	Second			
Other	First			Exterior Sunroom

Exterior / Structural Details:

Exterior Amenities: Deck; Outbuilding; Privacy
Exterior Color: White
Construction: Wood Frame
Condition: Fixer-Upper
Roof: Asphalt Shingles
Exterior Siding: Vinyl
Water: Private; Well
Sewer: Private
Title V: Pass
Underground Oil Tank: Unk

Land Details:

Acres Apx: 6.11
Lot Size Dimensions: 266152
Lot Size SqFt: 266,152
Parking Type: Off Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 1336 & 4185 **Page:** 364 & 248
Map Ref: M: 5&6 L: 13&3G
Taxes: 1,255 (2023)
Assess Amt: 189,500 (2023)
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Unk

Sale and Showing Details

Status: Active **Seller Terms:**
Contingent: **Possession:** Close Of Escrow
Current Price: 179,000 **Agent Interest:** None
Original List Price: 199,000 **Side Agreement:** No
Days on Market: 104 **Limited Service:** No
List Date: 11/28/2023 **Seller Disc:** No
BAC: 2.25% **NAC:** 2.25%

Directions: RT 23 to West Center Road to Stebbins Road, left onto Giles - House on the right.

Listed by: David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS

Report Generated by:
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