

131 Pond Blvd. Otis MA 01253

List Price: \$1,100,000

As you sit on the screened porch with your morning coffee watching the mist disappear from the lake, you will entertain some of these thoughts; the first would be how lucky you are to be here! Next; planning your day you have many choices. A gentle paddle on the lake or perhaps a pleasure cruise on a pontoon boat with your friends. Or a quiet walk on a country road to take in all of what the Berkshires has to offer!

Property Highlights

Total Rooms: 7
Total Bedrooms: 4
Total Bathrooms: 3
Total Full Baths: 3
Style: Contemporary
Exterior Color: Gray
Year Built Apx: 1986 (Assessor)
Sq Ft Liv Apx: 2,268 (Assessor)
Acres Apx: 0.75
Garage Stalls:
Basement: Partial; Slab; Unfinished; Walkout
Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Big Pond; Motorized Vehicles; Pond Views: Distant; Scenic; Water
Wood Fireplace #: 1



(Residential MLS# 231084)

Interior Details

Interior Amenities: Alarm System; Backup Generator; Fireplace (s); Granite Counter; Skylight(s); Vaulted Ceilings
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Electric
Fuel: Electric; Propane; Wood
Hot Water: Electric
Insulation: Fiberglass
Appliances Incl: Cooktop; Dishwasher; Dryer; Microwave; Range Hood; Refrigerator; Wall Oven; 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			Lake View, Fireplace, Deck
Dining Room	First			Open Plan to Kitchen-Sitting Area, Lake View
Kitchen	First			Open Plan to Dining-Sitting Area, Granite Counters
Bedroom 2	First			
Bedroom 3	First			
Full Bathroom	First			
Master Bedroom	Second			Vaulted Ceiling, Lake View
Master Bathroom	Second			
Bedroom 4	Second			
Full Bathroom	Second			
Seasonal Room	First			Screened Porch, Lake View
Loft	Third			

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Exterior Lighting; Landscaped; Outbuilding; Porch; Privacy; Mature Landscaping
Exterior Color: Gray
Construction: Wood Frame
Roof: Asphalt
Exterior Siding: Wood
Water: Private; Well
Sewer: Private
Title V: PassTitle V Date: 6-2019
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.75
Lot Size Dimensions: 32670
Lot Size SqFt: 32,670
Parking Type: Off Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 3835 **Page:** 247
Map Ref: M: 11F L: 91 & 86
Taxes: 4,986 (2020)
Assess Amt: 597,800 (2020)
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Unk

Sale and Showing Details

Status: Active

Contingent:

Current Price: 1,100,000

Original List Price: 1,100,000

Days on Market: 2

Seller Terms:

Possession: @closing

Agent Interest: None

Side Agreement: No

Limited Service: No

Seller Disc: No

Report Generated by:

**REAL LIVING REALTY
PROFESSIONALS**

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<http://countryandwaterfronts.com>

Directions: RT 23 to Pease Road, right onto Stanley Road, left at Pond Blvd to #131.

Marketing/Headline: Big Pond Waterfront!

