

814 Tolland Rd. Otis MA 01253**List Price: \$785,000**

Here it is! A new waterfront home with no work to do. Light, bright spaces, room for extended family and guests which is difficult to find and loaded with closet space (12 total!) Ample parking with 2 driveways. There's more....just steps away to your dock on the water's edge of Otis Reservoir. So come and relax. With this home you only need to do the things you enjoy!

Property Highlights

Total Rooms: 8	Style: Contemporary
Total Bedrooms: 3	Exterior Color:EggnogYear Built Apx: 2018 (Assessor)
Total Bathrooms: 4	Sq Ft Liv Apx: 3,100 (Owner) Acres Apx: 0.32
Total Full Baths: 3	Garage Stalls:
Total Half Baths: 1	Basement: Finished-Partially; Full; Interior Access; Walkout
	Waterfront: Close to Water; Deeded Rights; Dock; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
	Views: Scenic; Water

(Residential MLS# 230802)**Interior Details**

Interior Amenities: Radiant Heat; Sun Room; Walk In Closet(s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Hot Water; Multizone; Radiant; Ceiling Fan
Fuel: Propane
Hot Water: Propane; Tankless
Insulation: Fiberglass
Appliances Incl: Dishwasher; Microwave; Range/Stove; Refrigerator
Electric Type: 200 Amp
Accessibility: 1st Flr Bdrm w/Bath; 1st Flr Half Bath
Lead Paint: N/A, built after 1978
Rentals:

Room Details

Room Name	Level	Length	Width	Remarks
Living Room	First			Lake View, Deck, Dining Area, Open to Kitchen
Kitchen	First			Open to Living-Dining Area
Sunroom	First			Heated
Half Bathroom	First			
Master Bedroom	First			Lake View, Walk-in Closet
Master Bathroom	First			Walk-in Shower
Bedroom 2	Second			Lake View
Bedroom 3	Second			
Full Bathroom	Second			
Bonus Room	Lower			3 Closets, Radiant Heat
Full Bathroom	Lower			Radiant Heat
Bonus Room	Lower			Radiant Heat

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Privacy
Exterior Color: Eggnog
Construction: 0-5 Yrs Construction; Wood Frame
Roof: Asphalt
Exterior Siding: Vinyl
Water: Private; Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.32
Lot Size Dimensions: 13939
Lot Size SqFt: 13,939
Parking Type: Off Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 5387 **Page:** 62
Map Ref: M: 17E L: 19
Taxes: 3,554 (2020)
Assess Amt: (
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Unk

Sale and Showing Details

Status:	Active	Seller Terms:	
Contingent:		Possession:	@closing
Current Price:	785,000	Agent Interest:	None
Original List Price:	785,000	Side Agreement:	No
Days on Market:	0	Limited Service:	No
		Seller Disc:	No

Directions: RT 23 to West Shore Road, to a left onto Tolland Road to #814 on the right.
Marketing/Headline: Otis Reservoir Gem!

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