



**240 West Center Rd. Otis MA 01253**

**List Price: \$289,900**

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: Cloud
Total Bathrooms: 2	Year Built: 1983 (Assessor Renovated Since)
Total Full Baths: 2	Sq Ft Liv Apx: 1,612 (Assessor) Acres Apx: 2.79
	Garage Stalls: 2
	Basement: Concrete Floor; Finished-Partially; Full; Interior Access; Walkout

(Residential MLS# 225325)

**Interior Details**

**Interior Amenities:** Granite Counter; Jet Tub; Vaulted Ceilings  
**Floor:** Laminate; Wood  
**Heat/Cool/Vent:** Central AC; Forced Air  
**Fuel:** Propane  
**Hot Water:** Propane  
**Appliances Incl:** Dishwasher; Microwave; Range Hood; Range/Stove; Wall Oven  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Bdrm w/Bath; 1st Flr Full Bath  
**Lead Paint:** N/A, built after 1978  
**Rentals:**

**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			
Kitchen	1st Floor			
Master Bedroom	1st Floor			Deck
Master Bath	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	1st Floor			
Bath Full	1st Floor			
Family Room	Lower			Walk-Out

**Exterior / Structural Details:**

**Exterior Amenities:** Deck  
**Exterior Color:** Cloud  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Vinyl  
**Water:** Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 2.79  
**Lot Size Dimensions:** 121532  
**Lot Size SqFt:** 121,532  
**Parking Type:** Garaged & Off-Street  
**Lot Description:** Wooded  
**Land Use:** Horses Allowed  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 3691 **Page:** 42  
**Map Ref:** M: 10 L: 68 & 69  
**Taxes:** 2,491 (2018)  
**Assess Amt:** 300,800 (2018)  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Yes  
**Right of Way:** Unk

**Sale and Showing Details**

<b>Status:</b>	Active	<b>Seller Terms:</b>	
<b>Contingent:</b>		<b>Possession:</b>	@closing
<b>Current Price:</b>	289,900	<b>Agent Interest:</b>	None
<b>Original List Price:</b>	305,000	<b>Side Agreement:</b>	No
<b>Days on Market:</b>	78	<b>Limited Service:</b>	No
		<b>Seller Disc:</b>	No

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**Directions:** RT 8 to RT 23 West. First right onto West Center Road to #240.  
**Marketing/Headline:** One Level Living!

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