

**862 Moberg Rd. Becket MA 01223****List Price: \$379,900**

Here's the perfect spot for your family to enjoy swimming in the pristine 68 acre Indian Lake, fishing for bass and perch or picking wild blueberries on the islands or play tennis on the Har Tru tennis courts. There's a kids' beach with a fishing pier, a slide and a float not far from shore. Or you can sunbathe at the other sandy beaches. Private country roads to enjoy a morning or evening stroll. This home has been substantially updated with 2 great rooms, 3 bedrooms and 3 baths, 5 heating zones, a portable generator, soapstone wood-burning stove, whirlpool tub and a steam shower. Also an over-sized 2 car garage to accommodate family and friends. This carefully tended home will meet your expectations! Visit [www.indianlakema.com](http://www.indianlakema.com) for Association information.

**(Residential MLS# 220285)****Property Highlights**

Total Rooms: 6  
Total Bedrooms: 3  
Total Bathrooms: 3  
Total Full Baths: 3  
Total Half Baths: 0  
Stove  
Permit: Unk

Style: Contemporary  
Exterior Color: slate gray  
Year Built Apx: 1983 (Assessor)  
Sq Ft Liv Apx: 2,042 (Assessor)  
Acres Apx: 2.25  
Garage Stalls: 2  
Basement: Crawl; Unfinished  
Waterfront: Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond Name: Indian Lake; Pond; Pond Access; Private Beach

**Interior Details**

**Interior Amenities:** Backup Generator; Cathedral Ceilings; Granite Counter; Jet Tub; Radiant Heat; Steam Shower  
**Floor:** Carpet; Ceramic; Wood  
**Heat/Cool/Vent:** Hot Water; Multizone; Wood Stove  
**Fuel:** Propane; Wood  
**Hot Water:** Propane  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Dryer; Microwave; Range Hood; Range/Stove; Refrigerator; Washer  
**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                               |
|----------------|------------|--------|-------|--|
| Kitchen        | 1st Floor  |        |       | Pantry, Hickory Cbnts, Granite, Stnls Appl |
| Family Room    | 1st Floor  |        |       | Sliders to Deck, Custom Bookcase           |
| Great Room     | 1st Floor  |        |       | Sliders to Deck, Soapstone Wood Stove      |
| Bath Full      | 1st Floor  |        |       | Tile                                       |
| Master Bedroom | 1st Floor  |        |       | Outside Deck                               |
| Master Bath    | 1st Floor  |        |       | Whirlpool Tub, Steam Shower                |
| Bedroom 2      | 1st Floor  |        |       | Full Bath                                  |
| Bath Full      | 1st Floor  |        |       |  |
| Bedroom 3      | 2nd Floor  |        |       | Carpet                                     |
| Bath Full      | 2nd Floor  |        |       | Tile                                       |
| Laundry        | 1st Floor  |        |       |  |
| Other          | 1st Floor  |        |       | Screened Porch                             |
| Loft           | 2nd Floor  |        |       | Carpet                                     |

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Exterior Lighting; Landscaped; Porch; Privacy; Tennis Court; Trash Private  
**Exterior Color:** slate gray  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Wood  
**Water:** Private; Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 2.25  
**Lot Size Dimensions:** 98,010  
**Parking Type:** Garaged & Off-Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** No

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 1525 **Page:** 100  
**Map Ref:** M:2180 L:008400000  
**Taxes:** 3,169 (2017)  
**Assess Amt:** 300,700 (2,017)  
**Restrict Covenants:** Homeowner Assoc; Yes  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk  
**HOA / Community Fees:** HOA Fee: 1,200  
**Mandatory HOA:** Yes  
**Fee Includes:** Use of Facilities

**Sale and Showing Details**

**Status:** Active  
**Contingent:**  
**Current Price:** 379,900  
**Original List Price:** 389,900  
**Days on Market:** 120

**Seller Terms:**  
**Possession:** @Closing  
**Agent Interest:** None  
**Side Agreement:** Yes  
**Limited Service:** No  
**Seller Disc:** No

Report Generated by:  
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**Directions:** RT 20 to Bonny Rigg Hill Rd, right on Moberg Rd and right again on Moberg, house on the left.

**Marketing/Headline:** Indian Lake Charmer!

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