



(Residential MLS# 222331)

99 Kibbe Rd. Otis MA 01253

List Price: \$939,999

Many opportunities await the fortunate buyer of this home. Currently one of the finest B & B's in Berkshire county along with a 2 bedroom, 2 bath apartment which is rented full-time. This property provides as an income base with a track record of use as a B & B along with outside space for a small wedding venue. Large enough to provide for a family, extended family and friends. The grounds are landscaped with 5+- acres and State Forest on two sides. Plus 50 feet of waterfront with a dock in a quiet cove just across the road on the Otis Reservoir. So if it's a grand home for a large family, an income driven property or both, you must see this one!

Property Highlights

Total Rooms: 12
Total Bedrooms: 6
Total Bathrooms: 7
Total Full Baths: 6
Total Half Baths: 1
Gas Fireplace
#: 2 Wood Fireplace
#: 2

Style: Colonial; NE Farmhouse
Exterior Color: White Year Built Apx: 2000 (Assessor Renovated Since)
Sq Ft Liv Apx: 5,628 (Owner) Acres Apx: 5
Garage Stalls: 2
Basement: Concrete Floor; Finished-Partially; Full; Garage Access; Interior Access
Waterfront: Close to Water; Dock; Frontage on Water; Lake; Lake Access;
Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
Views: Scenic; Water

Interior Details

Interior Amenities: Alarm System; Cathedral Ceilings; Fireplace (s); Inlaw/ Guest Qtrs; Skylight(s); Walk In Closet(s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/ Vent: Central AC; Hot Water
Fuel: Oil
Hot Water: Oil
Insulation: Fiberglass
Appliances Incl: Dishwasher; Dryer; Range Hood; Range/Stove; Refrigerator; Washer
Electric Type: 200 Amp; Circuit Breaker
Accessibility: 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			Cathedral Ceiling, Wood Stove Hook-up
Kitchen	1st Floor			Skylights, Viking Stove, Cath. Ceiling
Dining Room	1st Floor			Open Plan, Wood Fireplace
Master Bedroom	1st Floor			Sitting Room
Master Bath	1st Floor			Soaking Tub, Separate Shower
Den	1st Floor			Fieldstone Fireplace
Bath 3/4	1st Floor			Laundry Hookups
Bedroom 2	2nd Floor			Private Bath
Bedroom 3	2nd Floor			Private Bath
Bedroom 4	2nd Floor			Private Bath
Family Room	2nd Floor			
Kitchen	2nd Floor			Private Guest Apartment
Living Room	2nd Floor			Gas Fireplace
Bedroom - Other	2nd Floor			
Bedroom - Other	2nd Floor			
Bath 3/4	2nd Floor			
Bath 1/2	2nd Floor			
Other	3rd Floor			Office, Studio, Hobby space
Other	Lower			Office, Media, Studio, Hobby space

Exterior / Structural Details:

Exterior Amenities: Dock; Exterior Lighting; Fenced-Partially; Landscaped; Outbuilding; Porch; Privacy; Trash Private; Mature Landscaping
Exterior Color: White
Construction: Wood Frame
Roof: Asphalt/Fiberglass
Exterior Siding: Vinyl
Water: Private; Well
Well Detail: Drilled
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 5
Lot Size Dimensions: 217800
Lot Size SqFt: 217,800
Parking Type: Garaged & Off-Street
Lot Description: Wooded
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 3797 **Page:** 39
Map Ref: M: 17A P: 000037
Taxes: 4,700 (2017)
Assess Amt: ()
Restrict Covenants: No
Easement: Yes
Survey: No
Right of Way: Yes

Sale and Showing Details

Status: Active
Contingent:

Seller Terms:
Possession: @closing

Report Generated by:

Current Price:	939,999	Agent Interest:	None	REAL LIVING REALTY
Original List Price:	939,999	Side Agreement:	No	PROFESSIONALS
Days on Market:	0	Limited Service:	No	48 East Otis Road
		Seller Disc:	No	P O Box 600
				• Otis, MA 01253
Directions:	RT 23 to West Shore Road, left onto Kibbe Rd-house on left.			413-269-4040
Marketing/Headline:	Otis Reservoir Waterfront!			countryandwaterfronts@gmail.com
				http://countryandwaterfronts.com

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