



(Residential MLS# 222266)

77 North Gate Island Rd. Otis MA 01253

List Price: \$689,000

ISLAND LIVING AT ITS BEST! Incredible panoramic views from this sought-after location on Gate Island. Stunning updated home with guest house and boat house! The main house is completely renovated and features an open flowing floor plan perfect for entertaining and family fun! New sleek kitchen with white cabinetry, white quartz counter tops, white subway tile backsplash, new stainless steel appliances and skylight opens to dining room and family room with fireplace, vaulted ceiling, skylight, rich hardwood floors, built in wet bar and wall of windows opens to enormous deck with breathtaking views of Otis Reservoir. See Supplement

Property Highlights

Total Rooms: 7
 Total Bedrooms: 4
 Total Bathrooms: 3
 Total Full Baths: 3
 Total Half Baths: 0
 Stove
 Permit: Unk
 Style: Contemporary
 Exterior Color: Champagne
 Year Built: Apx: 1970 (Assessor Renovated Since)
 Sq Ft Liv Apx: 2,000 (Owner)
 Acres Apx: 0.17
 Garage Stalls: 2
 Basement: Full; Partial; Walkout
 Waterfront: 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; Granite Counter; Inlaw/Guest Qtrs; Jet Tub; Skylight(s)
Floor: Carpet; Ceramic; Wood
Heat/Cool/Vent: Forced Air; Furnace
Fuel: Electric; Pellet; Propane
Hot Water: Electric
Insulation: Unknown
Appliances Incl: Dishwasher; Dryer; Microwave; Range/Stove; Refrigerator; Wall Oven; Washer
Electric Type: 200 Amp
Accessibility: 1st Fl Bdrm; 1st Flr Full Bath
Lead Paint: Unk
Rentals:

Room Details

Room Name	Room Level	Length Width	Room Remarks
Kitchen	1st Floor		Quartz Counter Tops, Skylight
Dining Room	1st Floor		Open to Living Room
Living Room	1st Floor		Open to Din Room, Pellet Stv, Lake Views
Master Bedroom	1st Floor		Sunroom off Master
Bedroom 2	1st Floor		
Bedroom 3	1st Floor		
Bath Full	1st Floor		
Bath Full	1st Floor		
Bedroom 4	2nd Floor		
Bath Full	2nd Floor		

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Exterior Lighting; Landscaped; Porch; Trash Private
Exterior Color: Champagne
Construction: Wood Frame
Roof: Asphalt/Fiberglass
Exterior Siding: Vinyl
Water: Private; Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.17
Lot Size Dimensions: 7,410
Parking Type: Garaged & Off-Street
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 4405 **Page:** 68
Map Ref: M: 17C L: 32
Taxes: 4,404 (2017)
Assess Amt: 545,000 (2017)
Restrict Covenants: Homeowner Assoc; Yes
Easement: Unk
Survey: Unk
Right of Way: Yes
HOA / Community Fees: HOA Fee: 200
Mandatory HOA: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 689,000
Original List Price: 725,000
Days on Market: 111
Seller Terms:
Possession: @closing
Agent Interest: None
Side Agreement: No
Limited Service: No
Seller Disc: No

Report Generated by:
REAL LIVING REALTY PROFESSIONALS
 48 East Otis Road
 P O Box 600
 Otis, MA 01253
 413-269-4040
countryandwaterfronts@gmail.com
<http://countryandwaterfronts.com>

Directions: RT 23 to West Shore Road to Tolland Road, left onto Kibbe Road to a right onto Gate Island Road.

Marketing/Headline: Otis Reservoir Waterfront