



BerkshireMLS

(Residential MLS# 227343)

**24 South Gate Island Rd. Otis MA 01253**

**List Price: \$499,000**

Welcome to Gate Island! As you cross the bridge, you feel like you are entering your special place! Soon the car is unpacked to start your total relaxation. As you stroll to 1 of your 2 docks with a cool drink to catch the sunset, you soon realize how special your place is. This waterfront cottage could be the start of good times in life. Don't wait another year to have your special place, it's here for you now!

**Property Highlights**

Total Rooms: 5 Style: Cottage  
 Total Exterior Color: Brown & Beige Year Built Apx: 1941 (Assessor )  
 Bedrooms: 2 Sq Ft Liv Apx: 822 (Assessor) Acres Apx: 0.16  
 Total Garage Stalls:  
 Bathrooms: 1 Basement: Crawl  
 Total Full Waterfront: Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond  
 Baths: 1 Name: Otis Reservoir; Motorized Vehicles  
 Views: Scenic; Water

**Interior Details**

**Interior Amenities:** Cathedral Ceilings; Skylight(s)  
**Floor:** Wood  
**Heat/Cool/Vent:** Electric  
**Fuel:** Electric  
**Hot Water:** Electric  
**Insulation:** Unknown  
**Appliances Incl:** Range/Stove; Refrigerator  
**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
Family Room	1st Floor			
Kitchen	1st Floor			
Dining Room	1st Floor			
Bedroom 1	1st Floor			
Bath Full	1st Floor			
Loft	2nd Floor			Bedroom 2

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Dock  
**Exterior Color:** Brown & Beige  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Wood  
**Water:** Shared Well; Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 0.16  
**Lot Size Dimensions:** 6970  
**Lot Size SqFt:** 6,970  
**Parking Type:** Off Street  
**Lot Description:** Interior; Wooded  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 1407 **Page:** 817  
**Map Ref:** M: 17C L: 6  
**Taxes:** 3,594 (2019)  
**Assess Amt:** 434,000 (2019)  
**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:** 499,000  
**Original List Price:** 499,000  
**Days on Market:** 1

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

Report Generated by:  
**REAL LIVING REALTY PROFESSIONALS**  
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**Directions:** RT 23 to W. Shore Rd to Tolland Rd to Kibbe Rd, right onto Gate Island Rd around to #24.

**Marketing/Headline:** Otis Reservoir Waterfront