

**62 Kibbe Point Rd. Otis MA 01253****List Price: \$599,000**

Beautiful waterfront across from state land facing South. Best view on the lake for the spectacular Otis Reservoir fireworks! There's more!...with 75 feet of waterfront, recently renovated, all new appliances and new well pump. Lots of room for family and friends with 3 main level bedrooms and a large bunk room space. Loads of room on a glorious waterfront at a great price! Where have you seen that lately? Don't let this one get away!

**(Residential MLS# 222513)****Property Highlights**

Total Rooms: 6      Style: Cottage  
 Total Exterior Color: Ivory Year Built Apx: 1922 (Assessor Renovated Since)  
 Bedrooms: 4      Sq Ft Liv Apx: 1,536 (Other) Acres Apx: 0.5  
 Total Garage Stalls:  
 Bathrooms: 1      Basement: Concrete Floor; Full; Unfinished; Walkout  
 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:** Granite Counter; Sun Room  
**Floor:** Carpet; Laminate; Wood  
**Heat/Cool/Vent:** Forced Air; Furnace  
**Fuel:** Propane  
**Hot Water:** Propane  
**Appliances Incl:** Range/Stove; Refrigerator  
**Electric Type:** 100 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Full Bath  
**Lead Paint:** Unk  
**Rentals:**

**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			Lake Views, Open to Kitchen
Kitchen	1st Floor			Open to Living Room
Sun Room	1st Floor			Enclosed Porch, Deck, Lake Views
Bedroom 1	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	1st Floor			
Bath Full	1st Floor			
Bedroom 4	2nd Floor			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Dock; Outbuilding  
**Exterior Color:** Ivory  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Vinyl  
**Water:** Shared Well  
**Well Detail:** Drilled  
**Sewer:** Private  
**Title V:** Pass Title V Date: 10-27-17  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 0.5  
**Lot Size Dimensions:** 21,780  
**Parking Type:** Off Street  
**Flood Hazard Area:** Unk  
**Public Records / Legal Information**  
**Zoning:** Residential  
**Book:** 5344      **Page:** 68  
**Map Ref:** M: 17D L: 62  
**Taxes:** 4,593 (2017)  
**Assess Amt:** ()  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk

**Sale and Showing Details**

**Status:** Active  
**Contingent:**  
**Current Price:** 599,000  
**Original List Price:** 599,000  
**Days on Market:** 0  
**Directions:** RT 23 to West Shore Road, left onto Pine Road, left onto Kibbe Point Road, to #62.  
**Marketing/Headline:** Otis Reservoir Waterfront

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

Report Generated by:  
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