

220 Kibbe Rd. Otis MA 01253

List Price: \$724,000

Whether it's morning coffee on the deck or a cooling drink watching the sunset from the gazebo....this waterfront home with 100 feet on the Otis Reservoir has it all! Two docks, boat lift with cover and a beautiful view, this home is the perfect place to start your lake life memories!

#### Property Highlights

Total Rooms: 5  
Total Bedrooms: 3  
Total Bathrooms: 2  
Total Full Baths: 2  
Style: Cape  
Exterior Color: Sage  
Year Built Apx: 1940 (Assessor)  
Sq Ft Liv Apx: 1,315 (Assessor)  
Acres Apx: 0.3  
Garage Stalls:  
Basement: Full; Walkout  
Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles  
Views: Scenic; Water  
Wood Fireplace #: 1



(Residential MLS# 230751)

#### Interior Details

**Interior Amenities:** Fireplace (s)  
**Floor:** Carpet; Linoleum; Wood  
**Heat/Cool/Vent:** Furnace; Ductless Wall Unit A/C System  
**Fuel:** Oil  
**Hot Water:** Oil  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Range/Stove; Refrigerator  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Flr Bdrm w/Bath  
**Lead Paint:** Unk  
**Rentals:**

#### Room Details

Room Name	Level	Length	Width	Remarks
Living Room	First			Lake View, Deck, Wd Fireplace, Dining Area
Kitchen	First			
Bedroom 1	First			
Bedroom 2	Second			
Bedroom 3	Second			Lake Views
Full Bathroom	First			
Full Bathroom	Second			

#### Exterior / Structural Details:

**Exterior Amenities:** Deck; Dock; Landscaped  
**Exterior Color:** Sage  
**Construction:** Wood Frame  
**Roof:** Asphalt  
**Exterior Siding:** Vinyl  
**Water:** Private; Well  
**Sewer:** Private  
**Title V:** PassTitle V Date: 11-2-2019  
**Underground Oil Tank:** Unk

#### Land Details:

**Acres Apx:** 0.3  
**Lot Size Dimensions:** 13068  
**Lot Size SqFt:** 13,068  
**Parking Type:** Off Street  
**Flood Hazard Area:** Unk

#### Public Records / Legal Information

**Zoning:** Residential  
**Book:** 3170 **Page:** 28  
**Map Ref:** M: 17C L: 57  
**Taxes:** 4,978 (2020)  
**Assess Amt:** 596,900 (2020)  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk

#### Sale and Showing Details

**Status:** Active  
**Contingent:**  
**Current Price:** 724,000  
**Original List Price:** 749,000  
**Days on Market:** 19  
**Seller Terms:**  
**Possession:** @closing  
**Agent Interest:** None  
**Side Agreement:** No  
**Limited Service:** No  
**Seller Disc:** No

**Directions:** RT 23 to West Shore Road, left onto Kibbe Road to #220.  
**Marketing/Headline:** Otis Reservoir Waterfront!

Report Generated by:  
**REAL LIVING REALTY  
PROFESSIONALS**

48 East Otis Road  
P O Box 600  
Otis, MA 01253  
413-269-4040  
[rmolta@wmasshomes.com](mailto:rmolta@wmasshomes.com)  
<http://countryandwaterfronts.com>

Information is deemed to be reliable, but is not guaranteed. © 2020 MLS and FBS. Prepared by REAL LIVING REALTY PROFESSIONALS on Tuesday, June 16, 2020 10:34 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.