



**635 Reservoir Rd. Otis MA 01253**

**List Price: \$439,000**

A touch of class! As you approach this beautiful piece of art you can feel yourself falling into Berkshire time. The beautiful stone and copper flashing is joined together with fine craftsmanship. With little clearing one can open a distant hill, mountain view. Come and see this hidden gem!

**Property Highlights**

Total Rooms: 10	Style: Colonial; NE Farmhouse
Total	Exterior Color: Gray Stone Year Built Apx: 1939 (Assessor Renovated Since)
Bedrooms: 3	Sq Ft Liv Apx: 2,292 (Assessor) Acres Apx: 14.5
Total	Garage Stalls: 2
Bathrooms: 3	Basement: Concrete Floor; Full; Garage Access; Interior Access; Unfinished;
Total Full Baths: 2	Walkout
Total Half	Waterfront: Close to Water; Lake; Lake/Pond Name: Otis Reservoir; Motorized
Baths: 1	Vehicles; Public Beach
Wood Fireplace	
#: 2	

(Residential MLS# 224598)

**Interior Details**

**Interior Amenities:** Bay/Bow Window; Cathedral Ceilings; Fireplace (s); Jet Tub; Skylight(s); Sun Room; Walk In Closet(s)

**Floor:** Ceramic; Wood

**Heat/Cool/Vent:** Forced Air; Wood Stove; Ceiling Fan

**Fuel:** Oil; Wood

**Hot Water:** Electric

**Appliances Incl:** Dishwasher; Dryer; Microwave; Range Hood; Range/Stove; Refrigerator; Washer

**Electric Type:** 200 Amp; Circuit Breaker

**Accessibility:** 1st Flr Half Bath

**Lead Paint:** Unk

**Rentals:**

**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			Fireplace, French Doors, Wood Floor
Dining Room	1st Floor			Custom Built Cabinets, Wood Floor
Family Room	1st Floor			Wood Stove, Skylight, Deck, Wd Floor
Kitchen	1st Floor			Custom Built Cabinets, Ceramic Floor
Bath 1/2	1st Floor			
Sun Room	1st Floor			Cathedral Ceiling, Ceramic Floor
Office	1st Floor			Fireplace, Skylight, Cath. Ceiling
Mud Room	1st Floor			French Doors, Exterior Access
Master Bedroom	2nd Floor			Wood Stove, Skylight, Cath. Ceiling
Bedroom 2	2nd Floor			Wood Floor
Bedroom 3	2nd Floor			Wood Floor
Master Bath	2nd Floor			Cathedral Ceiling, Jacuzzi/Whirlpool Tub
Bath 3/4	2nd Floor			
Laundry	Lower			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Exterior Lighting; Patio; Privacy; Mature Landscaping

**Exterior Color:** Gray Stone

**Construction:** Concrete; Masonry; Other; Wood Frame

**Roof:** Asphalt/Fiberglass

**Exterior Siding:** Masonry; Other; Stucco

**Water:** Private; Well

**Sewer:** Private

**Title V:** Pass Title V Date: COC

**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 14.5

**Lot Size Dimensions:** 631620

**Lot Size SqFt:** 631,620

**Parking Type:** Garaged & Off-Street

**Lot Description:** Wooded

**Land Use:** Horses Allowed

**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential

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**Taxes:** 3,475 (2018)

**Assess Amt:** 419,700 (2018)

**Restrict Covenants:** Unk

**Easement:** Unk

**Survey:** Unk

**Right of Way:** Unk

**Sale and Showing Details**

<b>Status:</b>	Active	<b>Seller Terms:</b>	
<b>Contingent:</b>		<b>Possession:</b>	@closing
<b>Current Price:</b>	439,000	<b>Agent Interest:</b>	None
<b>Original List Price:</b>	439,000	<b>Side Agreement:</b>	No
<b>Days on Market:</b>	1	<b>Limited Service:</b>	No
		<b>Seller Disc:</b>	No

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**REAL LIVING REALTY PROFESSIONALS**

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**Directions:** RT 23 to West Shore Road which turns into Reservoir Road, OR, RT 8 to Reservoir Road.

**Marketing/Headline:** A Touch of Class!