



**1828 E Otis Rd. Otis MA 01253**

**List Price: \$559,000**

Seasonal views and easy access to the Otis Reservoir with a boat slip for the 2024 season, makes this a home run! Year round with amazing proven income bearing capabilities provides for both a solid investment and your enjoyment with the lake, access to snowmobile trails right from the property and minutes to 2 ski areas. So come to the Berkshires and enjoy all of the opportunity this home has to offer. Don't let this one get away and get out on the lake!

**Property Highlights**

Total Rooms: 5      Style: Raised Ranch  
 Total Bedrooms: 2      Exterior Color: Sand Dollar Year Built Apx: 2001 ( Assessor )  
 Total Bathrooms: 2      Sq Ft Liv Apx: 2,240 ( Owner ) Acres Apx: 1.03  
 Total Full Baths: 2      Garage Stalls:  
 Basement: Finished-Fully; Full; Walkout  
 Close to Water  
 Views: Lake; Seasonal

**(Residential MLS# 243739)**

**Interior Details**

**Interior Amenities:** Cathedral Ceilings; Granite Counter; Walk-In Closet(s)  
**Floor:** Carpet; Ceramic Tile; Wood  
**Heat/Cool/Vent:** Central AC; Forced Air; Heat Pump  
**Fuel:** Electric; Propane  
**Hot Water:** Propane  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Full Bath  
**Lead Paint:** N/A, built after 1978

**Rentals:**

**Room Details**

Room Name	Level	Length	Width	Remarks
Living Room	First			Open Plan
Kitchen	First			Open Plan
Primary Bedroom	First			
Bedroom 2	First			
Full Bathroom	First			
Kitchen	Lower			
Full Bathroom	Lower			
Bonus Room	Lower			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Landscaped; Lighting; Outbuilding; Privacy  
**Exterior Color:** Sand Dollar  
**Construction:** Wood Frame  
**Roof:** Asphalt Shingles  
**Exterior Siding:** Vinyl  
**Water:** Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk  
**Land Details:**  
**Acres Apx:** 1.03  
**Lot Size Dimensions:** 44867  
**Lot Size SqFt:** 44,867  
**Parking Type:** Off Street  
**Flood Hazard Area:** Unk  
**Public Records / Legal Information**  
**Zoning:** Residential  
**Book:** 6127      **Page:** 182  
**Map Ref:** M: 16 L: 44-3  
**Taxes:** 1,619 (2024)  
**Assess Amt:** 249,800 (2024)  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk

**Sale and Showing Details**

**Status:** Active      **Seller Terms:**  
**Contingent:**      **Possession:** Close Of Escrow  
**Current Price:** 559,000      **Agent Interest:** None  
**Original List Price:** 559,000      **Side Agreement:** No  
**Days on Market:** 3      **Limited Service:** No  
**List Date:** 06/28/2024      **Seller Disc:** No  
**Directions:** On RT 23      **BAC:** 2.5%      **NAC:** 2.5%  
**Listed by:** David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS  
 OTIS

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