



245 Clubhouse Dr. Otis MA 01253

List Price: \$599,000

Welcome to Otis Wood Lands! With tennis courts, pool and even the private lake and beach in very close proximity makes this home a country vacation gem. Placed on over 2 acres at the end of a cul-de-sac, this is one of the most private homes in the community. All this with plenty of room for family and guests to enjoy all of the Berkshires. So if a morning paddle on the lake or a game of tennis before the heat of the day is in your plans - Come and enjoy!

Property Highlights

Total Rooms: 6	Style: Contemporary
Total Bedrooms: 4	Exterior Color: Brown Year Built Apx: 1986 (Assessor)
Total Bathrooms: 3	Sq Ft Liv Apx: 1,170 (Assessor) Acres Apx: 2.14
Total Full Baths: 3	Garage Stalls:
	Basement: Finished-Fully; Full; Interior Access
	Close to Water; Deeded Rights; Lake; Lake Access; Lake/Pond Name: OWL Lake; Private Beach

(Residential MLS# 238329)

Otis Woodlands Contemporary

Interior Details					Exterior / Structural Details:	
Interior Amenities:	Cathedral Ceilings; Interior Balcony; Vaulted Ceilings				Exterior Amenities:	Deck; Exterior Lighting; Porch; Privacy
Floor:	Carpet; Wood				Exterior Color:	Brown
Heat/Cool/Vent:	Electric; Wood Stove				Construction:	Wood Frame
Fuel:	Electric; Wood				Roof:	Asphalt
Hot Water:	Electric				Exterior Siding:	Wood
Appliances Incl:	Dishwasher; Dryer; Range/Stove; Refrigerator; Washer; Wtr Treatment-Own				Water:	Well
Electric Type:	200 Amp				Sewer:	Private
Accessibility:	1st Fl Bdrm; 1st Flr Full Bath				Title V:	Unk
Lead Paint:	N/A, built after 1978				Underground Oil Tank:	Unk
Rentals:					Land Details:	
Room Details					Acres Apx:	2.14
Room Name	Level	Length	Width	Remarks	Lot Size Dimensions:	93218
Great Room	First			Living, Dining, Kitchen, Deck, Wood Stove	Lot Size SqFt:	93,218
Kitchen	First				Parking Type:	Off Street
Bedroom 1	First				Lot Description:	Wooded
Full Bathroom	First				Flood Hazard Area:	Unk
Bedroom 2	Second				Public Records / Legal Information	
Full Bathroom	Second				Zoning:	Residential
Family Room	Lower				Book: 5397	Page: 306
Bedroom 3	Lower				Map Ref:	M: 10C L: 24
Bedroom 4	Lower				Taxes:	2,325 (2022)
Full Bathroom	Lower				Assess Amt:	300,000 (2022)
Other	First			Screened Porch	Restrict Covenants:	Homeowner Assoc; Yes
					Easement:	Unk
					Survey:	Unk
					Right of Way:	Unk
					HOA / Community Fees:	HOA Fee (monthly): 200
					Mandatory HOA:	Yes

Sale and Showing Details

Status:	Active	Seller Terms:		Report Generated by: BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS 48 East Otis Road P O Box 600 Otis, MA 01253 413-269-4040 rmolta@wmasshomes.com http://countryandwaterfronts.com
Contingent:		Possession:	Close Of Escrow	
Current Price:	599,000	Agent Interest:	None	
Original List Price:	599,000	Side Agreement:	No	
Days on Market:	1	Limited Service:	No	
List Date:	07/20/2022	Seller Disc:	No	
BAC: 2.25% NAC: 2.25%				
Directions:	RT 8 South to a right into Otis Wood Lands, to Clubhouse Drive.			

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