



(Residential MLS# 222374)

**27 South Bay Rd. Otis MA 01253**

**List Price: \$489,000**

Location is key for the perfect waterfront cottage. With 100 feet of waterfront in a protected cove, this Otis Reservoir cottage is a rare find! If the main lake is busy you can enjoy this quiet cove to swim fish or simply float on a raft with a cold drink. Come and treat yourself to the best of both worlds. The seller/builder/contractor has added insight for this beautiful waterfront. Please see the plans in the photo's and documents for a total remodel providing all the room for family and friends with the best presentation to the lake!

**Property Highlights**

Total Rooms: 5	Style: Cottage
Total Bedrooms: 3	Exterior Color:SageYear Built Apx: 1951 (Assessor )
Total Bathrooms: 1	Sq Ft Liv Apx: 600 (Assessor) Acres Apx: 0.4
Total Full Baths: 1	Garage Stalls:
	Basement: Crawl
	Waterfront: Dock; Frontage on Water; Lake; Lake Access; Lake View;
Wood Fireplace	Lake/Pond Name: Otis Reservoir; Motorized Vehicles
#: 1 Stove Permit: Unk	Views: Scenic; Water

**Interior Details**

**Interior Amenities:** Cathedral Ceilings; Fireplace (s); Sun Room  
**Floor:** Carpet; Wood  
**Heat/Cool/Vent:** None; Pellet Stove  
**Fuel:** Pellet  
**Hot Water:** Electric  
**Appliances Incl:** Range/Stove; Refrigerator  
**Electric Type:** 100 Amp  
**Lead Paint:** Unk  
**Rentals:**

**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Kitchen	1st Floor			
Living Room	1st Floor			Fireplace-Pellet Stove
Sun Room	1st Floor			2 Decks off Sun Room, Cathedral Ceiling
Bedroom 1	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	1st Floor			
Bath Full	1st Floor			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Dock; Trash Private  
**Exterior Color:** Sage  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Wood  
**Water:** Shared Well  
**Sewer:** Private  
**Title V:** PassTitle V Date: 9-2016  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 0.4  
**Lot Size Dimensions:** 17,450  
**Parking Type:** Off Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 2422 **Page:** 118  
**Map Ref:** M: 17D L: 22  
**Taxes:** 3,871 (2017)  
**Assess Amt:** 479,100 (2,017)  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Yes

**Sale and Showing Details**

<b>Status:</b> Active	<b>Seller Terms:</b>
<b>Contingent:</b>	<b>Possession:</b> @closing
<b>Current Price:</b> 489,000	<b>Agent Interest:</b> None
<b>Original List Price:</b> 489,000	<b>Side Agreement:</b> No
<b>Days on Market:</b> 0	<b>Limited Service:</b> No
	<b>Seller Disc:</b> No

**Directions:** RT 23 to W. Shore Rd to a left onto Pine Rd. Left on S. Bay.  
**Marketing/Headline:** Otis Reservoir Waterfront Cottage!

Report Generated by:  
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