



**245 Clubhouse Dr. Otis MA 01253**

**List Price: \$569,000**

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**

**Interior Amenities:** Cathedral Ceilings; Interior Balcony; Vaulted Ceilings  
**Floor:** Carpet; Wood  
**Heat/Cool/Vent:** Electric; Wood Stove  
**Fuel:** Electric; Wood  
**Hot Water:** Electric  
**Appliances Incl:** Dishwasher; Dryer; Range/Stove; Refrigerator; Washer; Wtr Treatment-Own  
**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
Great Room	First			Living, Dining, Kitchen, Deck, Wood Stove
Kitchen	First			
Bedroom 1	First			
Full Bathroom	First			
Bedroom 2	Second			
Full Bathroom	Second			
Family Room	Lower			
Bedroom 3	Lower			
Bedroom 4	Lower			
Full Bathroom	Lower			
Other	First			Screened Porch

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Exterior Lighting; Porch; Privacy  
**Exterior Color:** Brown  
**Construction:** Wood Frame  
**Roof:** Asphalt  
**Exterior Siding:** Wood  
**Water:** Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 2.14  
**Lot Size Dimensions:** 93218  
**Lot Size SqFt:** 93,218  
**Parking Type:** Off Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 5397 **Page:** 306  
**Map Ref:** M: 10C L: 24  
**Taxes:** 2,325 (2022)  
**Assess Amt:** 300,000 (2022)  
**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**

<b>Status:</b>	Active	<b>Seller Terms:</b>	
<b>Contingent:</b>		<b>Possession:</b>	Close Of Escrow
<b>Current Price:</b>	569,000	<b>Agent Interest:</b>	None
<b>Original List Price:</b>	599,000	<b>Side Agreement:</b>	No
<b>Days on Market:</b>	93	<b>Limited Service:</b>	No
<b>List Date:</b>	07/20/2022	<b>Seller Disc:</b>	No
	<b>BAC:</b> 2.25% <b>NAC:</b> 2.25%		
<b>Directions:</b>	RT 8 South to a right into Otis Wood Lands, to Clubhouse Drive.		

Report Generated by:  
**BERKSHIRE HATHAWAY  
HOMESERVICES REALTY  
PROFESSIONALS OTIS**

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