

**91 Pike Rd. Otis MA 01253****List Price: \$249,999**

Come and build your Berkshire dream home with all the privacy and water access to beautiful Otis Reservoir with deeded rights and dock space for your boat! Whether it's a cruise in your boat or a ride from your property directly to the snowmobile trails on your sled, we have it here for you.



(Land MLS# 240300)

**Otis Reservoir Water Access****Land Details:****Acres Apx:** 1.05**Lot Square Footage:** 45738**Lot Size SqFt:** 45,738**Lot Info:** Interior Lot**Lot** Wooded**Description:****Views:****Water** Deeded Rights; Dock; Lake Access; Motorized Vehicles; Close to Water; Lake;**Features:** Lake/Pond Name: Otis Reservoir**Exterior Details:****Exterior Amenities:** Electric Avail; Near Water; Trees**Sewer:** None; Private**Title V:** Not Applicable**Underground Oil Tank:** Unk**Lake/Pond Name:** Otis Reservoir**Perc:** Yes 8-2014**Soil Evaluation Rpt:** Yes**Subdivided:** No**Community Details****Registry:** Middle Registry**Right to Farm Comm:** No**Elem School:** Farmington River**Middle School:** Lee**High School:** Lee**Public Records / Legal Information****Zoning:** Residential**Book:** 5756 **Page:** 346**Map Ref:** M: 16B L: 5**Taxes:** 246 (2023)**Assess Amt:** 37,200 (2023)**Restrict Covenants:** Yes**Subdivided:** No**Sale and Showing Details****Directions:** RT 23 in Otis to Old Blandford Rd, Right on Pike Road (next to white Church).**Status:** Active**Current Price:** 249,999**Original List Price:** 249,999**Days on Market:** 6**Soil Evaluation Rpt:** Yes**BAC:** 3% **NAC:** 3%**Contingent:** **List Date:** 05/04/2023**Listing Contact:** David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS  
OTIS

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