



(Residential MLS# 222839)

111 South Lake Ave. Otis MA 01253

List Price: \$342,000

YEAR-ROUND VACATION GETAWAY - FULLY FURNISHED! You only need to bring a toothbrush, a suitcase and your groceries! Enjoy Private Association Beach and second water access on Otis Reservoir. A great floor plan with lots of natural light, hardwood floors, stainless kitchen, vaulted ceiling and ceramic baths.

#### Property Highlights

Total  
Rooms: 5 Style: Contemporary  
Total Exterior Color: Sage Year Built Apx: 2012 (Assessor )  
Bedrooms: 3 Sq Ft Liv Apx: 1,440 (Assessor) Acres Apx: 0.12  
Total Garage Stalls:  
Bathrooms: 2 Basement: Concrete Floor; Full; Interior Access; Unfinished  
Total Full Waterfront: Close to Water; Deeded Rights; Lake; Lake Access; Lake View; Lake/  
Baths: 2 Pond Name: Otis Reservoir; Motorized Vehicles; Private Beach  
Views: Water

#### Interior Details

**Interior Amenities:** Vaulted Ceilings; Walk In Closet(s)  
**Floor:** Ceramic; Wood  
**Heat/Cool/Vent:** Furnace; Hot Water; Multizone  
**Fuel:** Propane  
**Hot Water:** Propane  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Dryer; Microwave; Range/Stove; Refrigerator; Washer  
**Energy Features:** Insulated Windows  
**Electric Type:** 100 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Full Bath  
**Lead Paint:** N/A, built after 1978  
**Rentals:**

#### Room Details

Room Name	Room Level	Length	Width	Room Remarks
Great Room	1st Floor			
Kitchen	1st Floor			
Bath Full	1st Floor			
Bedroom 1	1st Floor			
Bedroom 2	2nd Floor			
Bedroom 3	2nd Floor			
Loft	2nd Floor			
Bath Full	2nd Floor			

#### Exterior / Structural Details:

**Exterior Amenities:** Deck; Exterior Lighting; Landscaped; Outbuilding  
**Exterior Color:** Sage  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Vinyl  
**Water:** Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk

#### Land Details:

**Acres Apx:** 0.12  
**Lot Size Dimensions:** 5227 sqft  
**Lot Size SqFt:** 5,227  
**Parking Type:** Off Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** Unk

#### Public Records / Legal Information

**Zoning:** Residential  
**Book:** 5231 **Page:** 48  
**Map Ref:** M: 18B L: 12  
**Taxes:** 2,674 (2018)  
**Assess Amt:** ()  
**Restrict Covenants:** Homeowner Assoc  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk  
**HOA / Community Fees:** HOA Fee: 150  
**Mandatory HOA:** No

#### Sale and Showing Details

**Status:** Active  
**Contingent:**  
**Current Price:** 342,000  
**Original List Price:** 362,000  
**Days on Market:** 77  
**Seller Terms:**  
**Possession:** @ closing  
**Agent Interest:** None  
**Side Agreement:** No  
**Limited Service:** No  
**Seller Disc:** No

Report Generated by:  
**REAL LIVING REALTY PROFESSIONALS**  
48 East Otis Road  
P O Box 600  
Otis, MA 01253  
413-269-4040

**Directions:** RT 23 to Old Blandford Road, right on Westerly Road, left onto South Lake Avenue to #111.  
**Marketing/Headline:** Otis Reservoir Water Access

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<http://countryandwaterfronts.com>