



(Residential MLS# 243721)  
Otis Reservoir Waterfront Gem!

## 23 Pleasant Dr. Otis MA 01253

List Price: \$1,900,000

Imagine the feeling of being on the front of a cruise ship each morning from the primary bedroom of this gorgeous waterfront home. You will be spoiled by this Otis Reservoir gem! The waterfront boathouse has 2 bedrooms, a full kitchen, bath and even it's own fireplace. All chapter 91 permitted and ready for you! Being nestled in a quiet cove allows for the words: unique and perfect for describing the location. All providing for a swim, paddle or simple enjoyment on even the busiest boating days. Large spacious bedrooms and socialization areas both inside and out. No better place to start a chapter of your amazing Berkshire memories!

### Property Highlights

Total Rooms: 8	Style: Contemporary
Total Bedrooms: 5	Exterior Color: Slate Year Built Apx: 2010 (Builder )
Total Bathrooms: 7	Sq Ft Liv Apx: 5,850 (Other) Acres Apx: 0.62
Total Full Baths: 5	Garage Stalls: 3
Total Half Baths: 2	Basement: Finished-Fully; Full; Interior Access; Walkout
Wood Fireplace	Deeded Rights; Dock; Frontage on Water; Lake; Lake Access;
#: 3	Lake/Pond Name: Otis Reservoir; Motorized Vehicles
	Views: Lake; Scenic; Water

### Interior Details

**Interior Amenities:** Alarm System; Backup Generator; Central Vacuum; Fireplace (s); Granite Counter; High Speed Wiring; Inlaw/Guest Qtrs; Walk-In Closet(s)

**Floor:** Carpet; Ceramic Tile; Wood

**Heat/Cool/Vent:** Central AC; Furnace; Multizone

**Fuel:** Oil; Propane; Wood

**Hot Water:** Oil; Propane

**Insulation:** Fiberglass

**Appliances Incl:** Dishwasher; Dryer; Freezer; Microwave; Range; Range Hood; Refrigerator; Trash Compactor; Washer; Wtr Treatment-Own

**Electric Type:** 200 Amp

**Accessibility:** 1st Fl Bdrm; 1st Flr Bdrm w/Bath; 1st Flr Full Bath

**Lead Paint:** N/A, built after 1978

### Rentals:

### Room Details

Room Name	Level	Length	Width	Remarks
Primary Bedroom	Third			This is the entry level
Primary Bathroom	Third			
Bedroom 2	Third			
Full Bathroom	Third			
Great Room	Second			Kitchen, Living, Dining
Sunroom	Second			
Half Bathroom	Second			
Bedroom 3	Second			
Full Bathroom	Second			
Family Room	Lower			
Bedroom 4	Lower			
Full Bathroom	Lower			
Bedroom				Boathouse
Full Bathroom				Boathouse
Kitchen				Boathouse
Living Room				Boathouse

### Exterior / Structural Details:

**Exterior Amenities:** Deck; Dock; Landscaped; Lighting; Outbuilding; Patio; Privacy

**Exterior Color:** Slate

**Construction:** Wood Frame

**Roof:** Asphalt Shingles

**Exterior Siding:** Vinyl

**Water:** Private; Well

**Sewer:** Private

**Title V:** Unk

**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 0.62

**Lot Size:** 27007

**Dimensions:**

**Lot Size SqFt:** 27,007

**Parking Type:** Garaged & Off-Street

**Flood Hazard Area:** Unk

**Add'l Disclosures:** Square footage includes all levels and the boathouse.

**Public Records / Legal Information**

**Zoning:** Residential

**Book:** 6980 **Page:** 304

**Map Ref:** M: 15D L: 133 & 130

**Taxes:** 9,141 (2024)

**Assess Amt:** 1,410,600 (2024)

**Restrict Covenants:** Unk

**Easement:** Unk

**Survey:** Unk

**Right of Way:** Unk

### 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>	1,900,000	<b>Agent Interest:</b>	None
<b>Original List Price:</b>	1,900,000	<b>Side Agreement:</b>	No
<b>Days on Market:</b>	5	<b>Limited Service:</b>	No
<b>List Date:</b>	06/26/2024	<b>Seller Disc:</b>	No

**BAC:** 2.25% **NAC:** 2.25%

**Directions:** Pine Road to Pleasant Drive

**Listed by:** David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS

Report Generated by:  
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