

**18 Moody Goodman Rd. Otis MA 01253****List Price: \$974,900**

Location, Location! On over an acre and 164 feet of beautiful waterfront makes this property a rare find. Even more spectacular is the cove that this property is in. The home was built with a theme in mind by the architect/owner. As you walk through, you feel you are on a ship! Two bedrooms but many other places for overnight guests to be able to stay and wake to the morning sunshine. Plenty of great privacy with this sprawling yard that meets the waters edge. Come and see one of Otis Reservoir's finest spots!

**Property Highlights**

Total Rooms: 5      Style: A-Frame; Contemporary  
 Total Exterior Color: Ginger Year Built Apx: 1972 (Assessor )  
 Bedrooms: 3      Sq Ft Liv Apx: 2,266 (Assessor) Acres Apx: 1.11  
 Total Garage Stalls: 2  
 Bathrooms: 2      Basement: Crawl; Slab  
 Total Full Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles  
 Baths: 2      Views: Scenic; Water



BerkshireMLS

**(Residential MLS# 230434)****Interior Details**

**Interior Amenities:** Backup Generator; Cathedral Ceilings; Skylight(s)  
**Floor:** Carpet; Ceramic  
**Heat/Cool/Vent:** Electric; Forced Air; Wood Stove  
**Fuel:** Electric; Propane; Wood  
**Hot Water:** Propane  
**Insulation:** Fiberglass  
**Appliances Incl:** Cooktop; Dishwasher; Dryer; Refrigerator; Wall Oven; Washer; Wtr Treatment-Own  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Full Bath  
**Lead Paint:** Unk

**Rentals:****Room Details**

Room Name	Level	Length	Width	Remarks
Family Room	First			
Kitchen	First			
Great Room	First			
Bedroom 1	First			
Bedroom 2	First			
Full Bathroom	First			
Loft	Second			Loft-Bedroom
Full Bathroom	Second			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Dock; Exterior Lighting; Landscaped; Outbuilding; Patio; Privacy; Mature Landscaping  
**Exterior Color:** Ginger  
**Construction:** Wood Frame  
**Roof:** Asphalt  
**Exterior Siding:** Wood  
**Water:** Private; Well  
**Sewer:** Private  
**Title V:** Pass Title V Date: 9-28-19  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 1.11  
**Lot Size Dimensions:** 48352  
**Lot Size SqFt:** 48,352  
**Parking Type:** Garaged & Off-Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 1582      **Page:** 1066  
**Map Ref:** M: 17B L: 6  
**Taxes:** 6,810 (2020)  
**Assess Amt:** 816,600 (2020)  
**Restrict Covenants:** Unk  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk

**Sale and Showing Details**

**Status:** Active  
**Contingent:**  
**Current Price:** 974,900  
**Original List Price:** 974,900  
**Days on Market:** 10  
**Seller Terms:**  
**Possession:** @closing  
**Agent Interest:** None  
**Side Agreement:** No  
**Limited Service:** No  
**Seller Disc:** No

Report Generated by:  
**REAL LIVING REALTY PROFESSIONALS**

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**Directions:** Pine Road, left onto Hayre Island Road, first left onto Moody Goodman Road-first house on the right.

**Marketing/Headline:** Otis Reservoir Waterfront!