

	<p>22 Oak Ln. Otis MA 01253 List Price: \$725,000</p> <p>Here it is....a rare find! With over 2.6 acres on the Otis Reservoir. This property is being marketed as just land. There is a house on the property that will be the buyer's responsibility. As is - where is. Over 321 feet of waterfront in a quiet, no wake cove. Best of both worlds to be able to swim on the busiest days and enjoy the sunsets from your waterfront dream house!</p>
<p>(Land MLS# 243578) Otis Reservoir Waterfront</p>	<p>Land Details:</p> <p>Acres Apx: 2.64 Lot Square Footage: 93218 Lot Size SqFt: 114,998 Lot Info: Lot Description: Wooded Views: Scenic; Lake Water Features: Deeded Rights; Frontage on Water; Lake Access; Motorized Vehicles; Lake; Lake/Pond Name: Otis Reservoir</p>

<p>Exterior Details:</p> <p>Exterior Amenities: Elec-On Site; Privacy; Views; Water-On Site</p> <p>Sewer: None; Private</p> <p>Title V: Not Applicable</p> <p>Underground Oil Tank: Unk</p> <p>Lake/Pond Name: Otis Reservoir</p> <p>Perc: No</p> <p>Soil Evaluation Rpt: Unk</p> <p>Subdivided: No</p> <p>Community Details</p> <p>Registry: Middle Registry</p> <p>Right to Farm Comm: No</p> <p>Elem School: Farmington River</p> <p>Middle School: Lee</p> <p>High School: Lee</p>	<p>Public Records / Legal Information</p> <p>Zoning: Residential</p> <p>Book: 718 Page: 2</p> <p>Map Ref: M: 16B L: 13</p> <p>Taxes: 4,077 (2024)</p> <p>Assess Amt: 629,200 (2024)</p> <p>Restrict Covenants: Unk</p> <p>Subdivided: No</p>
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<p>Sale and Showing Details</p> <p>Directions: RT 23 to Pike Road to Oak Lane</p> <p>Status: Active</p> <p>Current Price: 725,000 Agent Interest: None</p> <p>Original List Price: 749,000 Side Agreement: No</p> <p>Days on Market: 49 Limited Service: No</p> <p>Soil Evaluation Rpt: Unk</p> <p>BAC: 2.25% NAC: 2.25%</p> <p>Contingent: List Date: 06/14/2024</p> <p>Listing Contact: David St. Laurent BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS</p>		<p>Report Generated by: BERKSHIRE HATHAWAY HOMESERVICES REALTY PROFESSIONALS OTIS</p> <p>48 East Otis Road P O Box 600 Otis, MA 01253 413-269-4040 rmolta@wmasshomes.com http://countryandwaterfronts.com License #: 8401</p>
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