

20 Pleasant Dr. Otis MA 01253**List Price: \$565,000**

A year-round waterfront on the Otis Reservoir with 2 docks. This property has beautiful stonework, a 2-car oversized garage with a workshop. The owners have enjoyed this waterfront for many years and look forward to seeing a family experience all the joys of lakefront living. Don't wait, come and start those Berkshire memories now!

**(Residential MLS# 222658)****Property Highlights**

Total
Rooms: 6
Total
Bedrooms: 3 Style: Contemporary; Ranch
Total Exterior Color: Coffee Year Built Apx: 1952 (Assessor)
Bathrooms: 2 Sq Ft Liv Apx: 1,063 (Assessor) Acres Apx: 0.34
Total Full Garage Stalls: 2
Baths: 1 Basement: Concrete Floor; Finished-Partially; Full; Interior Access; Walkout
Total Half Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake
Baths: 1 View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles
Wood Views: Scenic; Water
Fireplace
#: 1

Interior Details

Interior Amenities: Central Vacuum; Fireplace (s)
Floor: Carpet; Linoleum
Heat/Cool/Vent: Electric; Furnace; Hot Water
Fuel: Electric; Propane
Hot Water: Propane
Appliances Incl: Dryer; Microwave; Range/Stove; Refrigerator; Washer
Electric Type: 200 Amp; Circuit Breaker
Accessibility: 1st Fl Bdrm; 1st Flr Full Bath
Lead Paint: Unk

Rentals:**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Kitchen	1st Floor			
Living Room	1st Floor			Wood Fireplace, Lake View
Bedroom 1	1st Floor			
Bedroom 2	1st Floor			
Bedroom 3	1st Floor			
Bath Full	1st Floor			
Family Room	Lower			Lake View
Bath 1/2	Lower			

Exterior / Structural Details:

Exterior Amenities: Deck; Dock; Exterior Lighting; Landscaped; Outbuilding; Patio; Trash Private
Exterior Color: Coffee
Construction: Wood Frame
Roof: Asphalt/Fiberglass
Exterior Siding: Wood
Water: Private; Well
Sewer: Private
Title V: Unk
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.34
Lot Size Dimensions: 14,839
Parking Type: Garaged & Off-Street
Lot Description: Paved Drive
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential
Book: 3224 **Page:** 228
Map Ref: M: 15D L: 135
Taxes: 4,500 (2018)
Assess Amt: ()
Restrict Covenants: Unk
Easement: Unk
Survey: Unk
Right of Way: Yes

Sale and Showing Details

Status: Active
Contingent:
Current Price: 565,000
Original List Price: 579,000
Days on Market: 140

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
countryandwaterfronts@gmail.com
<http://countryandwaterfronts.com>

Directions: West Shore Road to a left onto Pine Road, to a left onto Pleasant Street.
Marketing/Headline: Waterfront Charmer!