

10 South Lake Ave. Otis MA 01253

List Price: \$479,000

Some say all the magic is in the spot on a beautiful waterfront property! Come and visit your magical spot with 126 feet of waterfront on the Otis Reservoir! Expansive western views for those beautiful sunsets from your own dock, and a cozy cottage to start your family memories with a touch of magic!



(Residential MLS# 227575)

Property Highlights

Total Rooms: 5  
Total Bedrooms: 2  
Total Bathrooms: 1  
Total Full Baths: 0  
Total Half Baths: 1  
Wood Fireplace #: 1  
Style: Cottage  
Exterior Color: Gray  
Year Built Apx: 1935 (Assessor)  
Sq Ft Liv Apx: 718 (Assessor)  
Acres Apx: 0.23  
Garage Stalls:  
Basement: Piers  
Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles  
Views: Scenic; Water

Interior Details

Interior Amenities: Fireplace (s)  
Floor: Carpet; Linoleum  
Heat/Cool/Vent: None  
Fuel: Wood  
Hot Water: Electric  
Insulation: Unknown  
Appliances Incl: Range/Stove; Refrigerator  
Electric Type: 100 Amp  
Accessibility: 1st Fl Bdrm; 1st Flr Half Bath  
Lead Paint: Unk  
Rentals:

Room Details

Room Name	Room Level	Length	Width	Room Remarks
Kitchen	1st Floor			Open Plan
Living Room	1st Floor			Open Plan
Bedroom 2	1st Floor			
Bath 1/2	1st Floor			
Seasonal Room	1st Floor			Enclosed Porch, Lake View
Bedroom 1	2nd Floor			

Exterior / Structural Details:

Exterior Amenities: Dock; Porch  
Exterior Color: Gray  
Construction: Wood Frame  
Roof: Asphalt/Fiberglass  
Exterior Siding: Wood  
Water: Shared Well  
Sewer: Private  
Title V: Unk  
Underground Oil Tank: Unk

Land Details:

Acres Apx: 0.23  
Lot Size Dimensions: 10212  
Lot Size SqFt: 10,212  
Parking Type: Off Street  
Lot Description: Wooded  
Flood Hazard Area: Unk

Public Records / Legal Information

Zoning: Residential  
Book: 1285 Page: 199  
Map Ref: M: 18A L: 45  
Taxes: 3,891 (2019)  
Assess Amt: 469,900 (2019)  
Restrict Covenants: Unk  
Easement: Unk  
Survey: Unk  
Right of Way: No

Sale and Showing Details

Status: Active  
Contingent:  
Current Price: 479,000  
Original List Price: 479,000  
Days on Market: 1

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: RT 23 to Old Blandford Road, right on Westerly Road, left onto South Lake Ave to #10.

Marketing/Headline: Otis Reservoir Waterfront!