

**82 South Gate Island Rd. Otis MA 01253****List Price: \$875,000**

Are you ready to do nothing? Here is an opportunity to move right in to this year-round waterfront. Large master suite with views of the lake! Lots of friends & family? Bring them along, you will have plenty of room. No worries about updating! Walk-out basement and 2 car oversized attached garage for all your seasonal toys! Stow away your snowmobile for the summer or boat for the winter. Come & water ski or snow ski, your choice. Don't wait, start using your Berkshire waterfront dream home now!

**Property Highlights**

Total  
Rooms: 7

Total Style: Contemporary  
Bedrooms: 4 Exterior Color: Sterling Year Built Apx: 2000 (Assessor )  
Total Sq Ft Liv Apx: 2,134 (Assessor) Acres Apx: 0.17

Bathrooms: 3 Garage Stalls: 2

Total Full Basement: Concrete Floor; Full; Interior Access; Unfinished; Walkout

Baths: 3 Waterfront: Deeded Rights; Dock; Frontage on Water; Lake; Lake Access; Lake View; Lake/Pond Name: Otis Reservoir; Motorized Vehicles

Wood Views: Scenic; Water

Fireplace  
#: 1

**(Residential MLS# 221164)****Interior Details**

**Interior Amenities:** Alarm System; Fireplace (s); Jet Tub  
**Floor:** Carpet; Ceramic; Wood  
**Heat/Cool/Vent:** Central AC; Forced Air  
**Fuel:** Propane  
**Hot Water:** Propane  
**Insulation:** Fiberglass  
**Appliances Incl:** Dishwasher; Dryer; Range/Stove; Refrigerator; Washer  
**Electric Type:** 200 Amp  
**Accessibility:** 1st Fl Bdrm; 1st Flr Full Bath  
**Lead Paint:** N/A, built after 1978  
**Rentals:**

**Room Details**

Room Name	Room Level	Length	Width	Room Remarks
Living Room	1st Floor			Open Pln, Lake Views, Fireplace, Deck
Kitchen	1st Floor			Open Pln, Lake Views
Bedroom 2	1st Floor			
Bath Full	1st Floor			
Master Bedroom	2nd Floor			Lake Views, Deck
Master Bath	2nd Floor			Lake Views
Bedroom 3	2nd Floor			
Bath Full	2nd Floor			
Bedroom 4	2nd Floor			
Loft	2nd Floor			

**Exterior / Structural Details:**

**Exterior Amenities:** Deck; Dock; Exterior Lighting; Landscaped; Outbuilding; Privacy; Mature Landscaping  
**Exterior Color:** Sterling  
**Construction:** Wood Frame  
**Roof:** Asphalt/Fiberglass  
**Exterior Siding:** Vinyl  
**Water:** Private; Well  
**Sewer:** Private  
**Title V:** Unk  
**Underground Oil Tank:** Unk

**Land Details:**

**Acres Apx:** 0.17  
**Lot Size Dimensions:** 7,425  
**Parking Spaces:** 8  
**Parking Type:** Garaged & Off-Street  
**Lot Description:** Wooded  
**Flood Hazard Area:** Unk

**Public Records / Legal Information**

**Zoning:** Residential  
**Book:** 2184 **Page:** 51  
**Map Ref:** M:17-C L:17  
**Taxes:** 5,267 (2017)  
**Assess Amt:** 651,900 (2,017)  
**Restrict Covenants:** Homeowner Assoc; Yes  
**Easement:** Unk  
**Survey:** Unk  
**Right of Way:** Unk  
**HOA / Community Fees:** HOA Fee: 200  
**Mandatory HOA:** Yes

**Sale and Showing Details**

**Status:** Active

**Contingent:**

**Current Price:** 875,000

**Original List Price:** 875,000

**Days on Market:** 0

**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:** RT 23 to W. Shore Rd to Tolland Rd to Kibbe Rd to Gate Island Rd, around to #82 S. Gate Island Rd.

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