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Single Family - Detached

48 Summer Rd
Berlin, MA 01503
Worcester County

List Price: **\$1,495,000**

Style: **Cape, Craftsman**
 Color: **Blue**
 Grade School: **Berlin Memorial**
 Middle School: **Tahanto Regional**
 High School: **Tahanto Regional**
 Approx. Acres: **4 (174,090 SqFt)**
 Handicap Access/Features:
 Directions: **Use GPS - long drive on left side of Summer Rd**

Total Rooms: **9**
 Bedrooms: **4**
 Bathrooms: **2f 2h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Street Frontage:
 Accessory Dwelling Unit: **No**

EXCEPTIONAL PROPERTY ON 4 PRIVATE ACRES. Like-new quality construction & INCREDIBLE OUTBUILDING that exceeds expectation. Impeccable condition in this 2014 built craftsman cape w/ custom kitchen; quartz countertops, top of line appliances, island, breakfast bar, walk in pantry & more. Open concept living w/ refinished 1st floor hardwoods, FP living room, office, screened porch exiting to composite deck, paver patio w/ firepit, pool & hot tub oasis. Upstairs' primary bedroom w/ ensuite bath, walk in closet & storage. 2 more spacious bedrooms, full bath/laundry & finished storage room. Lower level w/ 4th bedroom/office option, bonus room & half bath. To further impress, you'll be wowed by a heated 50x30 barn/outbuilding/workshop w/ half bath, hot/cold water, 2 garages, 2 overhangs for RV/boat/equipment storage a contractor, horse, boat or car enthusiast will love. 2nd level roughed for ADU. Cleared pasture, irrigated gardens, nearby trails, commuter access, shops & restaurants mins away.

Property Information

Approx. Living Area Total: **3,121 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **2,385 SqFt**

Approx. Below Grade: **736 SqFt**

Living Area Disclosures: **square foot measurements from floorplan are approximate**

Heat Zones: **5 Hot Water Baseboard, Radiant, Propane**

Cool Zones: **2 Central Air**

Total Parking Spaces: **14 Off-Street, Paved Driveway**

Garage Spaces: **4 Attached, Detached**

Disclosures: **Town card has 3 bedrooms & sq ft discrepancy. Septic is a 4 bedroom. 4th bedroom/2nd office in lower level. Currently zoned RA w/ 10% commercial exception (buyer must reapply). Kitchen table w/ matching quartz/cabinets is removable (hardwoods underneath). New driveway to be installed early July.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1		Ceiling - Coffered, Flooring - Hardwood, Exterior Access, Open Floor Plan, Lighting - Overhead
Kitchen:	1		Ceiling - Coffered, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Walk-in Storage, Wine Chiller, Gas Stove, Lighting - Pendant
Main Bedroom:	2		Bathroom - 3/4, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Double Vanity, Recessed Lighting
Bedroom 2:	2		Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	B		Flooring - Laminate
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2		Bathroom - Tiled With Shower Stall, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Steam / Sauna
Bath 3:	2		Bathroom - With Tub & Shower, Closet, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Dryer Hookup - Electric, Dryer Hookup - Gas, Washer Hookup
Laundry:	2		Flooring - Stone/Ceramic Tile
Sun Room:	1		-
Office:	1		Flooring - Hardwood, Recessed Lighting
Bonus Room:	B		Closet, Flooring - Laminate
Bathroom:	B		Bathroom - Half, Flooring - Laminate, Countertops - Stone/Granite/Solid

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer, Refrigerator - Wine Storage**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Stables, Medical Facility, Conservation Area, Highway Access**
Basement: **Yes Full, Partially Finished, Interior Access, Garage Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Backup Generator**
Exterior: **Vinyl**
Exterior Features: **Porch, Porch - Screened, Deck - Composite, Pool - Above Ground, Hot Tub/Spa, Barn/Stable, Sprinkler System, Garden Area, Horses Permitted, Invisible Fence, Other (See Remarks)**
Flooring: **Tile, Luxury Vinyl Plank / LVP, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **Central Vacuum, Security System**
Lot Description: **Paved Drive, Cleared, Gentle Slope, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Utility Connections: **for Gas Range, for Gas Dryer, for Electric Dryer**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**

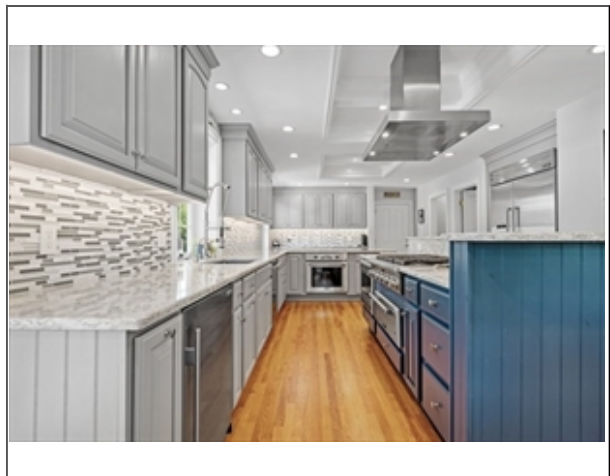
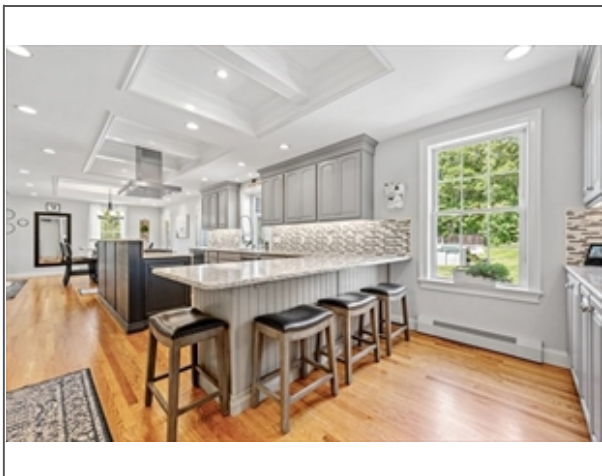
Other Property Info

Disclosure Declaration: **No**
Exclusions: **Hot tub included unless otherwise specified. See full list attached**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **2014** Source: **Public Record**
Year Built Description: **Approximate**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

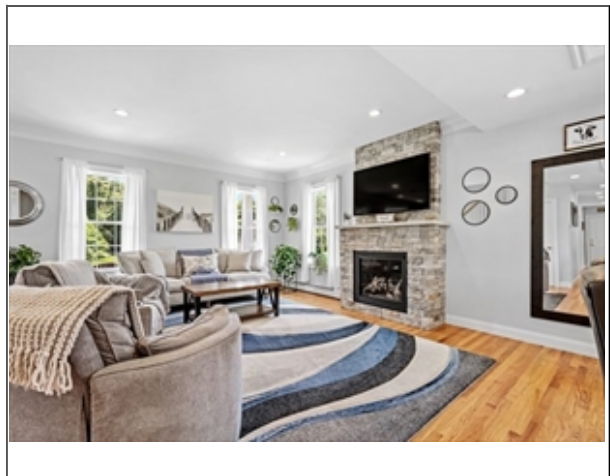
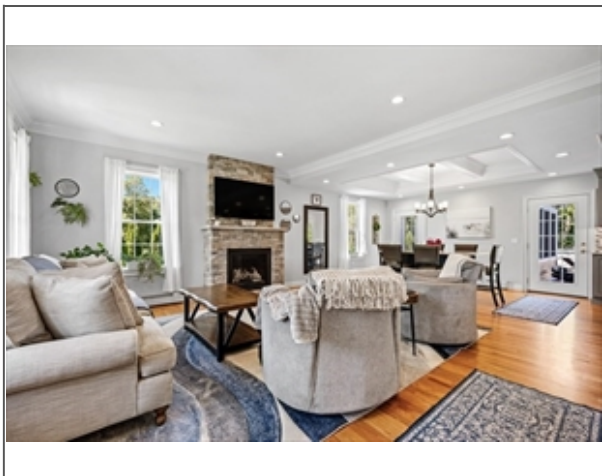
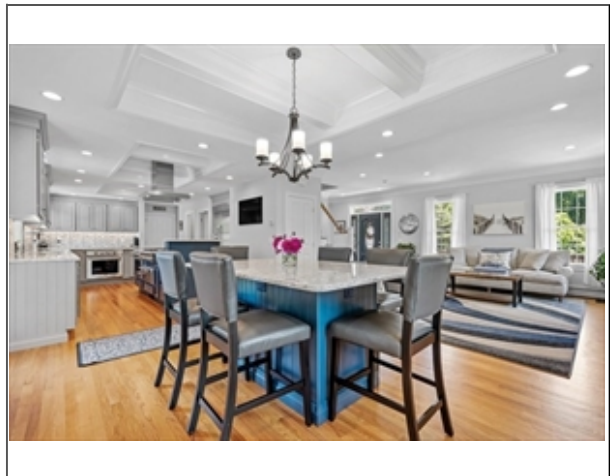
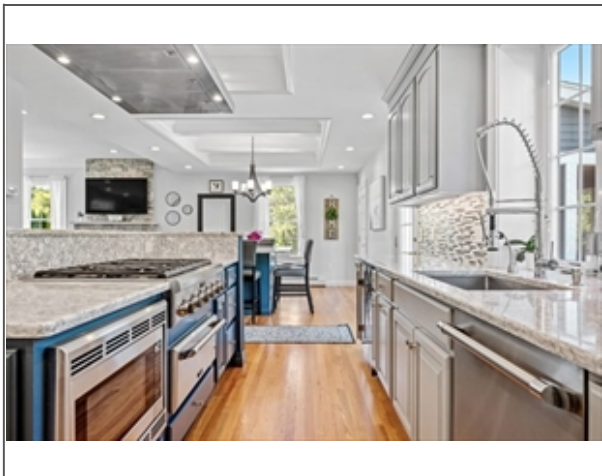
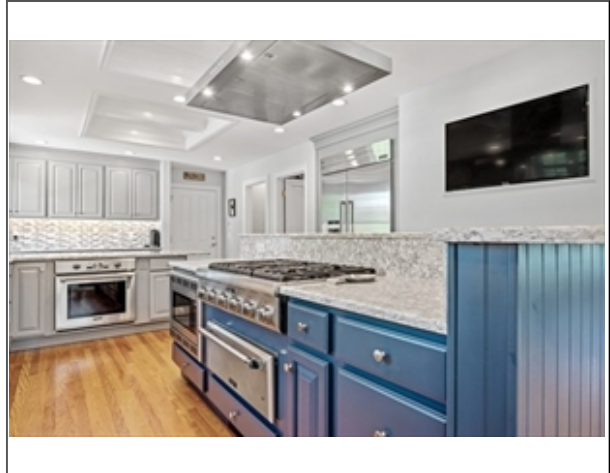
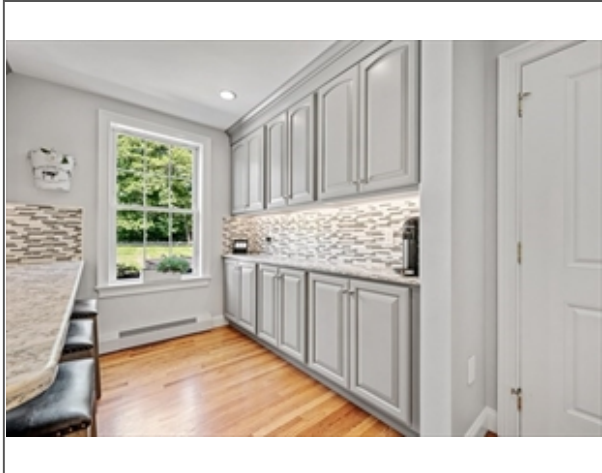
Tax Information

Pin #: **M:0070 B:0007 L:0001-0**
Assessed: **\$628,600**
Tax: **\$8,838.12** Tax Year: **2026**
Book: **51790** Page: **169**
Cert:
Zoning Code: **RA**
Map: Block: Lot:

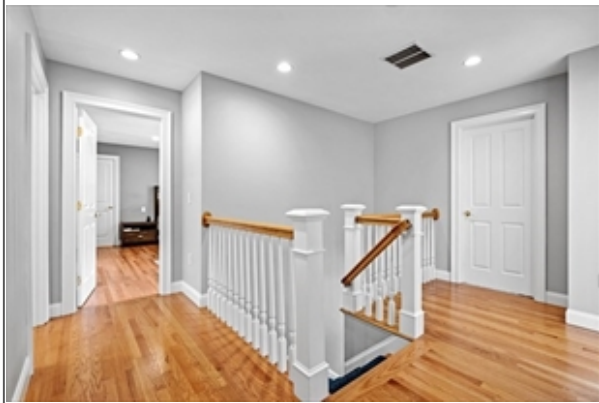
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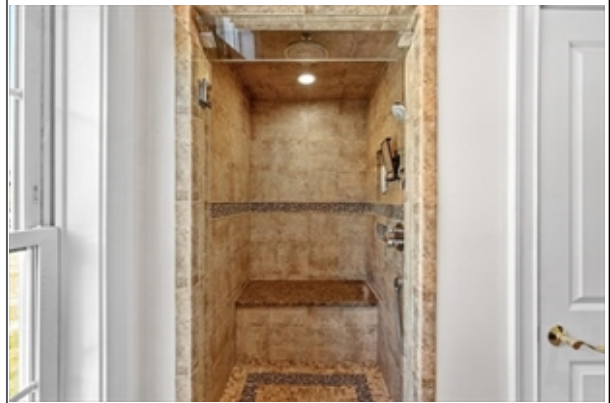
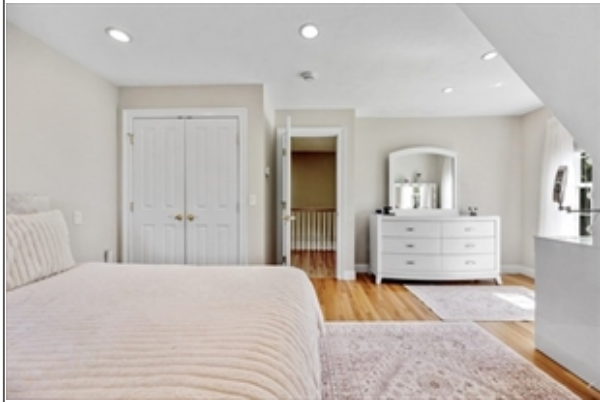
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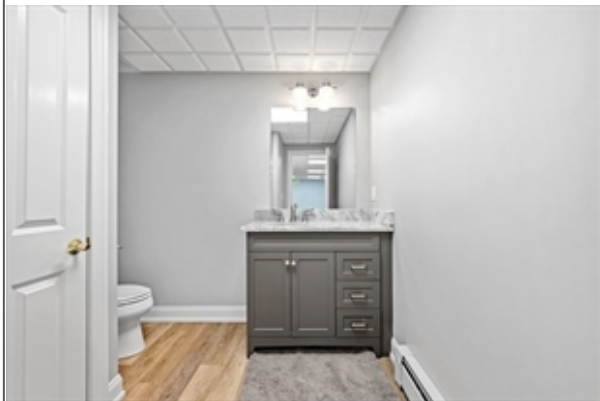
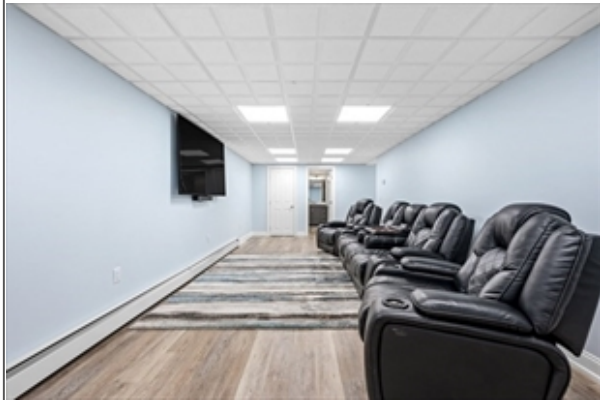
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