



EQUINE HOMES[®]

REAL ESTATE PROFESSIONALS



48 SUMMER ROAD - BERLIN, MASSACHUSETTS

Discover the perfect blend of quality craftsmanship, privacy, and versatility at this exceptional property privately sited on four picturesque acres. Designed for those who appreciate like-new construction and attention to detail, this stunning Craftsman-style Cape offers comfortable living with endless possibilities, featuring approximately 3,100 sq' of living space plus a seasonal screened room. The home offers timeless architectural appeal, an attached two-car garage, a covered front porch, composite deck, paver patio with a firepit, an above-ground pool and a hot tub, creating a remarkable entertaining oasis.

A standout feature of this property is the impressive 36' x 50' outbuilding with generous overhangs on both sides and two attached garage spaces with a movable wall. Whether you're a hobbyist, contractor, collector, or need space for equipment, vehicles, horses or animals, this remarkable structure delivers unmatched flexibility. The 2nd floor has already been rough wired and pre-plumbed for a kitchen and bath, creating exciting potential for additional living space, an in-law suite, guest quarters, or future Accessory Dwelling Unit (ADU), subject to local approvals.

Enjoy the tranquility of a private country setting on a dead end street in a Right to Farm Community, without sacrificing convenience. Commuters will appreciate the easy access to Interstate 495, Interstate 290, and the MA Turnpike, which provides seamless connections to major employment centers, shopping, dining, recreation and regional destinations.

Exclusively Offered at \$1,495,000

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General Information

- Residence built 2014
- Situated on 4 Acres
- Two-Story Craftsman Cape Style Home
- 3,100 sq ft approximate
- 3-4 Bedrooms (4BR Septic)
- Two Full Baths, Two Half Baths
- Finished Lower Level - walkout
- Attached Two-Car Garage
- Detached heated outbuilding with overhangs on each side, two bays attached in back (moveable dividing wall) and 1/2 bath on main level. Second floor is pre-plumbed for kitchen & bath and rough wired. Potential in-law /accessory apartment.

Residence - First Floor

- Hardwood floors throughout - newly refinished
- LED recessed lighting throughout house
- Coffered ceiling in kitchen/dining area
- Custom Gourmet Kitchen with island, breakfast bar, buffet, quartz countertop, walk in pantry, cabinet lighting, Thermador appliances, recessed mounted swivel TV, soft close drawers, Schrock cabinets with windsor casing, beer, wine and seltzer fridge w/ice maker, large dining area with removable table (matching quartz and cabinetry).
- Living room with propane fireplace and TV mount
- Office with built-ins
- Half bath with tile floors, mounted mirror and granite sink
- Three-season screened room with TV connection and direct access to composite deck

Residence - Second Floor

- Primary Suite: hardwoods, huge walk-in closet/dressing room, en-suite bath with tile, granite, walk-in steam shower, dual sinks, make-up mirror, heated floors and silent fan
- Walk-in storage off primary closet suitable for additional finished area if desired (i.e. gym, home office, etc.)
- Large walk-in closet with shelving off hallway
- Two additional bedrooms with large closets. One with hardwood flooring, one with wall-to-wall carpet
- Family bath with granite, tile floors, jetted tub, heated floors and laundry with gas and electric hook up

Residence - Lower Level

- Finished area includes a large media room, dimmable LED lighting, half bath, bedroom/office area, wide entrance suitable for mud room,
- Unfinished area for additional storage
- Underground pipe panel (right of door to garage) - piping in floor for wire/water lines to back right of outbuilding/barn
- Viessmann VITODENS wall mount forced hot water gas furnace, 5 zones, with 80-gallon super store tank

Residence - Additional Items / Features

- Attached two-car garage with direct access to lower level, utility sink, freshly painted flooring. Garage prepped for heating
- New vinyl siding with Azak trim
- Two zone A/C system
- Lighting timers/control system - Leviton radio RA2
- High efficiency Smith baseboards throughout house
- Dual wi-fi network (1 family; 1 guests)



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- Full security system, cameras throughout exterior of house; can be monitored (barn is pre-wired for cameras to be added)
- Separate switched plugs w/timer for Holiday lighting (under each window on front/side of house)
- Private Well - 875 ft depth, front yard
- 4BR septic in rear near outbuilding
- Prepaid lawn care through year-end
- New driveway to be installed in early July

Exterior Amenities

- Front porch with granite steps
- Front porch swing included
- Newer walkway
- 15-zone irrigation with separate vegetable garden zone
- 1,000-gallon underground propane tank for house
- 200-amp underground service with wiring for posts every 100 ft
- Underground dog fence - three zones
- Drip system for gardens
- Composite deck
- Paver patio area with firepit
- Hot Tub (included unless otherwise requested)
- Above ground pool
- LED flood lighting around perimeter of house

Outbuilding

- Built in 2018
- Two story heated outbuilding (36x50) with two attached bays on back & an overhang on each side

- Configurations suitable to adapt for horses/animals
- 500-gallon propane tank
- Heated by Modine gas heater
- Pre-plumbed for gas forced hot air system & A/C
- Electricity 100 amp from house with two additional subpanels. 2nd floor has its own panel.
- Half bath on main level
- Main doors 14 ft - Ceiling height 16 ft
- Shelving excluded, bench stays
- LED flood lighting around perimeter
- 2nd floor pre-plumbed for kitchen/sink water and full bath. Bathtub in place.
- Hot & Cold water at sink
- Rough wiring complete for living room, office, bedroom, kitchen & bath. Pre-wired for cable.

The Land / Setting

- 4-Acres
- Cleared pasture
- Privately Situated
- Long driveway
- Dead-end street
- Ideal set-up for solar

Area Amenities

- Right to Farm Community
- Nearby conservation area with trail access
- Commuter location near Route 495, Route 290, and Mass Pike (within 2 miles)
- Shopping and Restaurants within short driving distance (2 miles)

Floor plan of the second floor showing various rooms and their dimensions:

- GARAGE:** 26'9" x 23'7" (593 sq ft)
- DECK:** (Attached to the Sun Room)
- SUN ROOM:** 13'3" x 11'4" (155 sq ft)
- DINING:** 12'2" x 16'7" (202 sq ft)
- KITCHEN:** 15'5" x 20'8" (326 sq ft)
- PANTRY:** 7'4" x 9'3" (68 sq ft)
- BATH:** 5'6" x 6'8" (38 sq ft)
- OFFICE:** 8'2" x 13'6" (105 sq ft)
- CLO:** (Closet)
- LIVING:** 15'1" x 19'1" (289 sq ft)
- PORCH:** (Attached to the Living Room)

