



109 LYMAN ROAD, BERLIN

\$988,500

SPACIOUS CUSTOM

**COLONIAL IN
TRANQUIL SETTING!**



**4
BEDS**



**2.5
BATHS**



**4,021
SQ. FT.**

WELCOME TO 109 LYMAN ROAD, BERLIN, MA! This impressive 4,000 square foot Colonial is located on 1.8 tranquil acres near Mt. Pisgah, 164 acres of conservation land with loads of hiking trails and wildlife. The outstanding first floor features an open floor plan, which consists of a spectacular 23x23 family room open to a formal dining room, well designed quality kitchen with double ovens, and center island, office, sitting/media room, and a two story foyer with a breathtaking staircase. The 34x23 main suite includes a sitting room, two walk-in closets, and a spectacular bath highlighted by a large tiled walk-in shower and double vanities. Spacious second floor laundry room. Custom features include high ceilings, crown moldings, wainscoting, dramatic cathedral ceilings, and gleaming hardwood floors. Walk-up attic. There is an expansive 46x13 mahogany deck plus a 22x16 patio for entertaining. Situated on quiet scenic country road near all major highways and conveniences. This home has been well cared for by the original owner!



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SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



**MLS # 73018888 - New
Single Family - Detached**

**109 Lyman Rd
Berlin, MA 01503
Worcester County**
Style: **Colonial**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **1.86 (80,871 SqFt)**
Handicap Access/Features:
Directions: **Near Priest and Crosby**

List Price: **\$988,500**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Welcome to 109 Lyman Road, Berlin, MA! This impressive 4,000 SF Colonial is located on 1.8 tranquil acres near Mt Pisgah, 164 acres of conservation land with loads of hiking trails & wildlife. The outstanding 1st floor features an open floor plan which consists of a spectacular 23x23 family room open to a formal dining room, well designed quality kitchen w/ double ovens & center island, office, sitting/media room, & a two story foyer w/ a breathtaking staircase. The 34x23 main suite includes a sitting room, two walk-in closets, & a spectacular bath highlighted by a large tiled walk-in shower & double vanities. Spacious 2nd floor laundry room. Custom features include high ceilings, crown moldings, wainscoting, dramatic cathedral ceilings, & gleaming hardwood floors. Walk-up attic. There is an expansive 46x13 mahogany deck plus a 22x16 patio for entertaining. Situated on quiet scenic country road near all major highways & conveniences. This home has been well cared for by original owner!

Property Information

Approx. Living Area Total: **4,021 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **4,021 SqFt** Approx. Below Grade:
Living Area Disclosures:
Heat Zones: **4 Hot Water Baseboard, Oil** Cool Zones: **2 Central Air**
Parking Spaces: **10 Off-Street, Paved Driveway** Garage Spaces: **3 Attached, Garage Door Opener, Storage, Work Area**
Disclosures: **Pls review all attachments/offer instructions in MLS. Dimensions are approx. Buyer to verify all info. Seller can accept an offer at any time. Title 5 cert being done on 8/1. Plumbed for central vac.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1	14X13	Flooring - Hardwood, Chair Rail, Wainscoting, Crown Molding
Family Room:	1	23X23	Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Chair Rail, Exterior Access, Recessed Lighting, Slider
Kitchen:	1	14X14	Flooring - Stone/Ceramic Tile, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider, Stainless Steel Appliances
Main Bedroom:	2	34X23	Ceiling - Cathedral, Ceiling Fan(s), Closet - Linen, Closet - Walk-in, Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bedroom 2:	2	14X13	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	14X12	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	13X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	2	13X11	Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting
Bath 2:	2	11X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Double Vanity
Bath 3:	1	7X4	Bathroom - Half, Flooring - Stone/Ceramic Tile
Laundry:	2	11X5	Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Office:	1	13X9	Flooring - Hardwood, Chair Rail, Wainscoting, Crown Molding
Sitting Room:	1	14X11	Flooring - Hardwood, Chair Rail, Wainscoting, Crown Molding
Foyer:	1	14X8	Closet, Flooring - Stone/Ceramic Tile, Chair Rail, Wainscoting, Crown Molding
Kitchen:	1	17X11	Deck - Exterior, Exterior Access, Open Floor Plan, Slider
Mud Room:	1	12X3	Flooring - Stone/Ceramic Tile
Other:	1		Deck - Exterior

Features

Appliances: **Range, Dishwasher, Compactor, Microwave, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station, University**
Basement: **Yes Full, Walk Out, Interior Access, Unfinished Basement, Exterior Access**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Clapboard**
Exterior Features: **Deck, Patio, Gutters, Professional Landscaping, Sprinkler System, Screens, Gazebo, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **40x30x24x24+**
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Insulation: **Full**
Interior Features: **Security System, Cable Available, Walk-up Attic, French Doors**
Lot Description: **Wooded, Paved Drive, Easements, Shared Drive, Scenic View(s)**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions: **Personal property, 5 Ring cameras, washer & dryer**
Home Own Assn: **Yes** HOA Fee: **\$1,200 Yearly**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: Warranty Features: **No**
Year Built: **2002** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0050 B:0019 L:0006-0**
Assessed: **\$776,500**
Tax: **\$12,137** Tax Year: **2022**
Book: **26442** Page: **397**
Cert:
Zoning Code: **Res**
Map: Block: Lot:

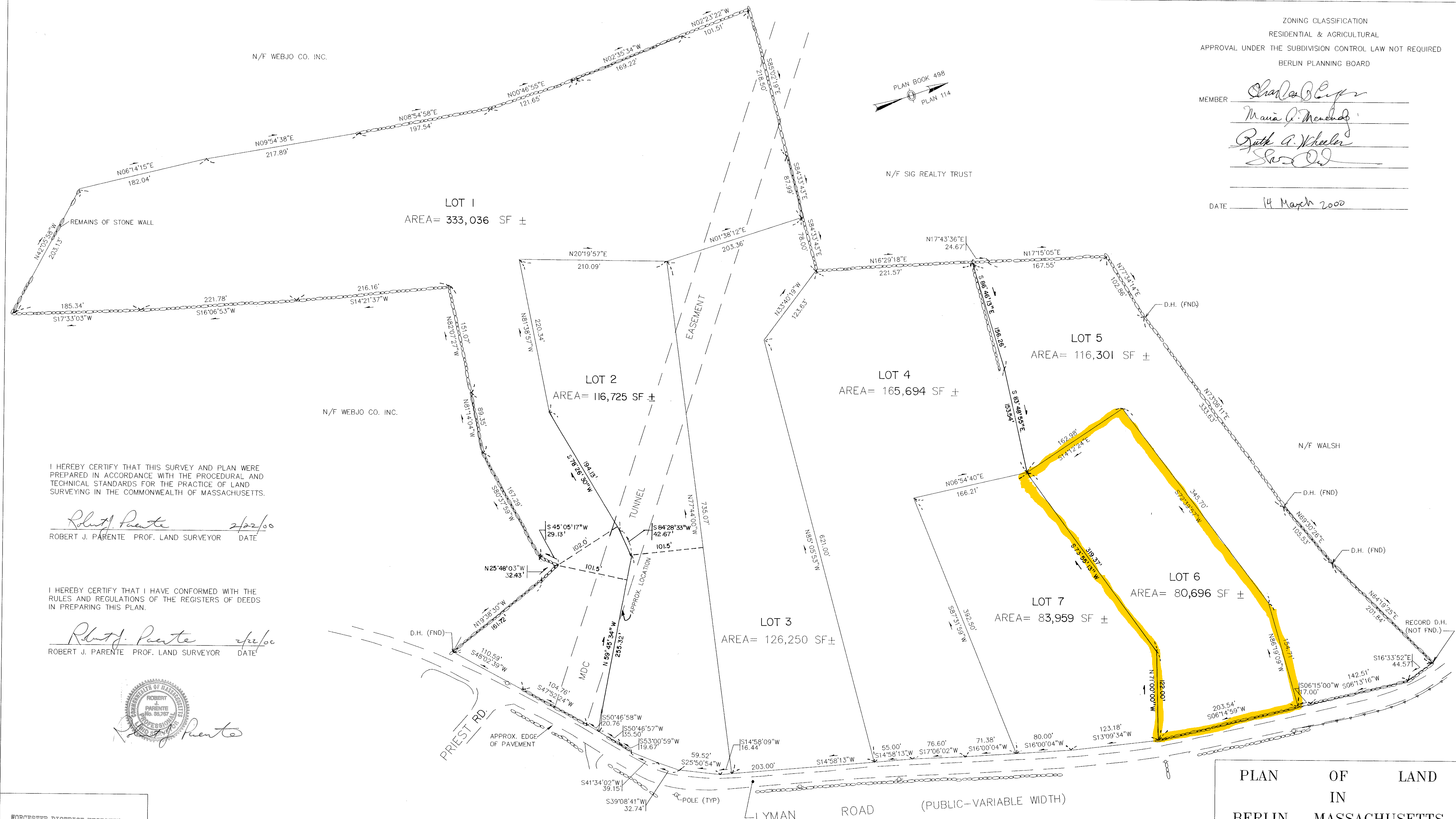
Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: RE/MAX Executive Realty (508) 480-8400
Agent: S. Elaine McDonald (978) 838-9444
Team Member(s): Douglas Palino (978) 838-9444

MEMBER Charles D. Lipp
Maria D. Menendez
Ruth A. Wheeler
Shirley D.
DATE 14 March 2000



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN WERE PREPARED IN ACCORDANCE WITH THE PROCEDURAL AND TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

Robert J. Parente 2/22/00
ROBERT J. PARENTE PROF. LAND SURVEYOR DATE

I HEREBY CERTIFY THAT I HAVE CONFORMED WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN PREPARING THIS PLAN.

Robert J. Parente 2/22/00
ROBERT J. PARENTE PROF. LAND SURVEYOR DATE

PLAN OF LAND
IN
BERLIN, MASSACHUSETTS

OWNED BY: LOIS A. BENNETT
BK. 7872 PG. 332

DEVELOPED BY: RHODES CONSTRUCTION

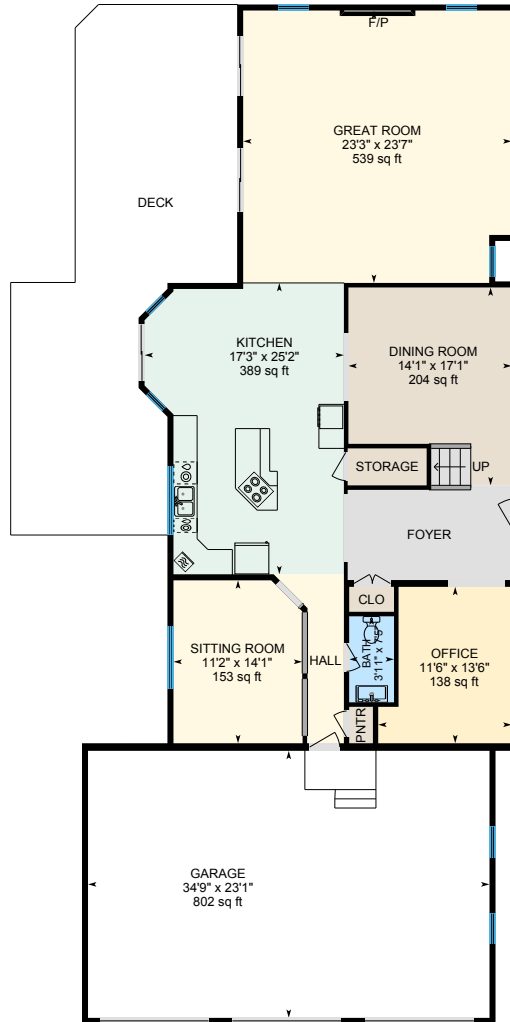
CENTRAL MASS ENGINEERING & SURVEY, INC.
45 RIVER STREET MARLBOROUGH, MA 01752

DATE: FEBRUARY 22, 2000 SCALE: 1"=60'
REV: MARCH 14, 2000

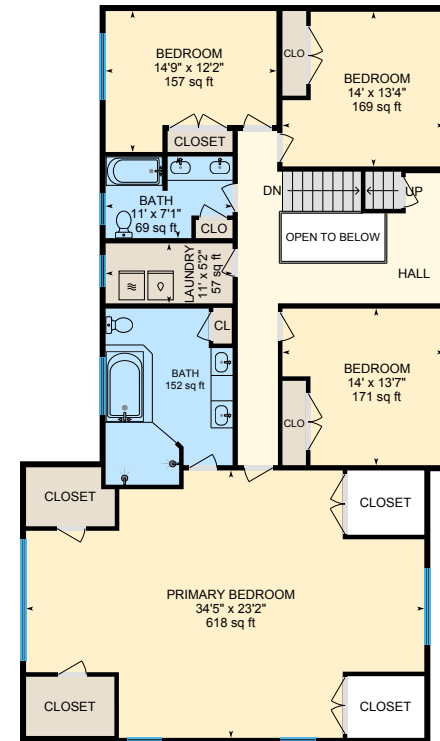
WORCESTER DISTRICT REGISTRY
OF DEEDS - WORCESTER, MA
PLAN BOOK 757 PLAN 46
Received 7-13-00
Sheet 1 of 1
With Doc. #
in BOOK PAGE
Fee \$28-
APPROVED: Anthony J. Hughes
Register

109 Lyman Rd, Berlin, MA

Main Building: Above Grade Finished Area 3770.22 sq ft



1st Floor
Finished Area 1825.01 sq ft



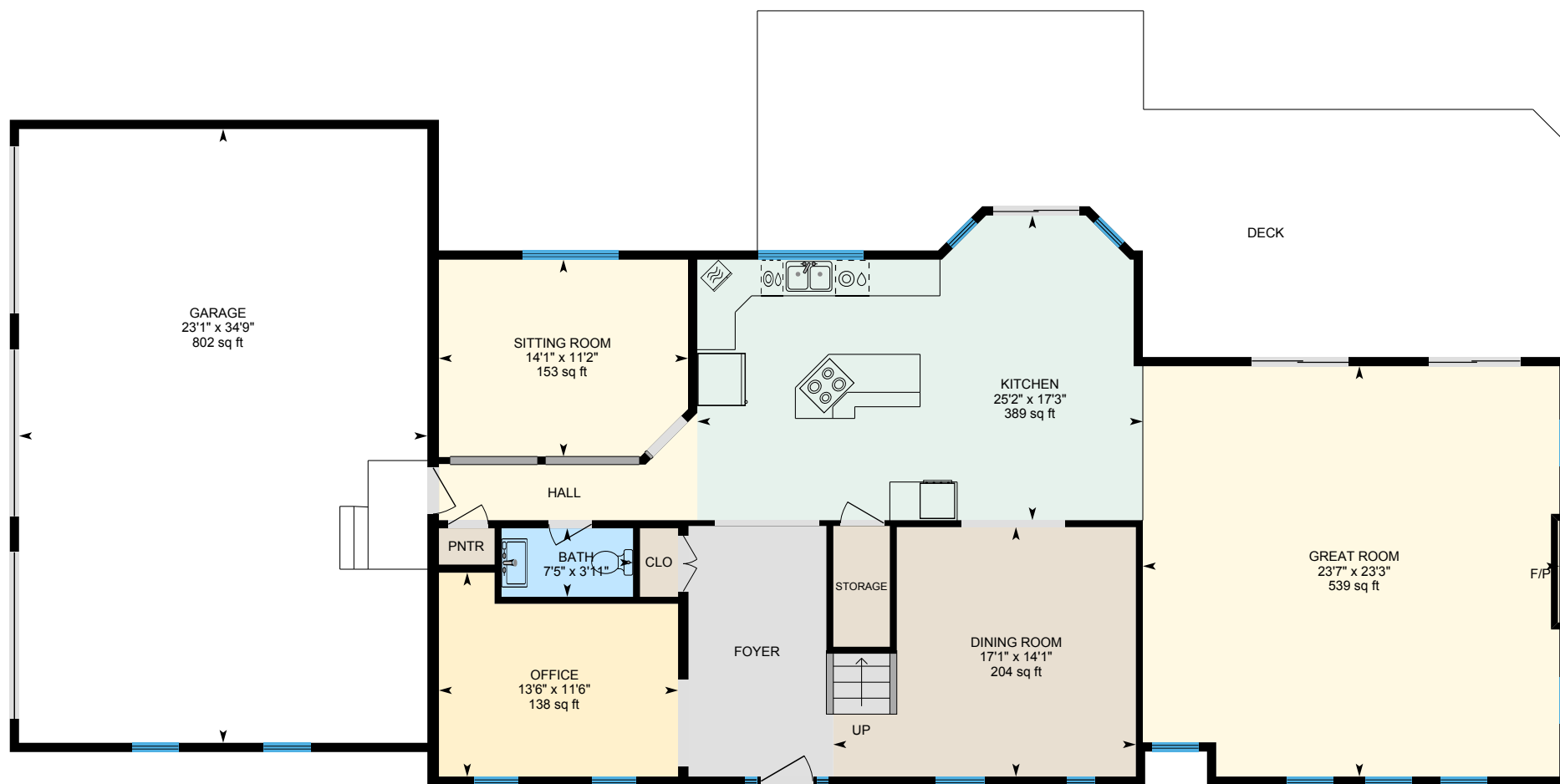
2nd Floor
Finished Area 1945.21 sq ft

0 7 14
ft

PREPARED: 2022/07/27

109 Lyman Rd, Berlin, MA

1st Floor Finished Area 1825.01 sq ft
Unfinished Area 849.36 sq ft



0 7 14 ft

PREPARED: 2022/07/27

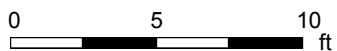


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109 Lyman Rd, Berlin, MA

2nd Floor Finished Area 1945.21 sq ft

Unfinished Area 82.46 sq ft



PREPARED: 2022/07/27

