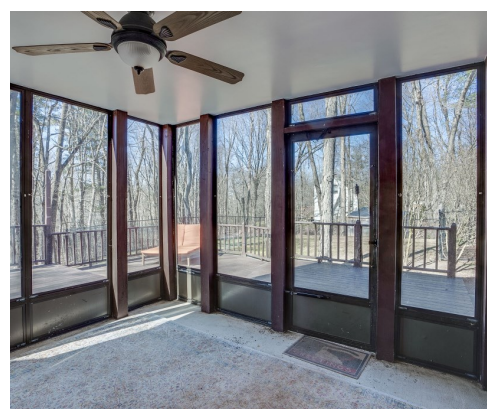




28 LANCASTER ROAD, BERLIN

\$794,900

**CONVENIENTLY
LOCATED!**



**4
BEDS**



**2.5
BATHS**



**3,060
SQ. FT.**

WELCOME TO 28 LANCASTER ROAD, BERLIN, MA! This stately English Tudor is situated on 4.7 acres highlighted by a circular driveway and a two story stone turret! Upon entering, you will be captivated by the custom stain glass windows, crown moldings, and open concept floor plan. The professionally designed new kitchen/dining area includes a large center island, granite counters, walk-in pantry, hardwood flooring, bay window, wine fridge, and mudroom which leads to an oversize two car garage. The entertaining size living room is accented by an office area, and two French doors that lead to a glass solarium with a fireplace. The primary bedroom includes a walk-in closet, dressing area, and a one-of-kind circular bath with double vanities. The spacious 2nd bedroom includes an office/craft room and walk-in closet. Relax and unwind in the enclosed screened porch or on the large deck. Central air and vacuum. Cedar closet. 2x6 construction. This home is surrounded by lush landscaping, and a fenced area. Conveniently located near Routes 495/290, Highland Commons, and conservation land. Come fall in love!



S. ELAINE MCDONALD,
ABR,CNE,CRS,GRI,LMC

Direct: 978-875-0097

Office: 888-838-9444

elaine@elainemcdonald.com

www.elainemcdonald.com

License No. 90417



SCAN FOR MORE INFO



RE/MAX
Executive Realty

2 Mount Royal Avenue, Suite 120

Marlborough, MA 01752



**MLS # 73212672 - New
Single Family - Detached**

**28 Lancaster Rd
Berlin, MA 01503
Worcester County**
Style: **Colonial, Tudor**
Color:
Grade School: **Berlin K-6**
Middle School: **Tahanto 7-12**
High School: **Tahanto 7-12**
Approx. Acres: **4.7 (204,582 SqFt)**
Handicap Access/Features:
Directions: **Near Randall Road**

List Price: **\$794,900**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Welcome to 28 Lancaster Road, Berlin! This stately English Tudor is situated on 4.7 acres highlighted by a circular driveway & a two story stone turret! Upon entering, you will be captivated by the custom stain glass windows, crown moldings, & open concept floor plan. The professionally designed new kitchen/dining area includes a large center island, granite counters, w/in pantry, HW flooring, bay window, wine frig, & mudrm to oversize 2 car gar. The entertaining size living room is accented by an office area, & two French doors to a glass solarium w/ fireplace. The primary bedrm includes a w/in closet, dressing area, & one of kind circular bath w/ double vanities. The spacious 2nd bedrm includes a office/craft room & w/in closet. Relax & unwind in the enclosed screened porch or on the large deck. Central air & vac. Cedar closet. 2x6 construction. This home is surrounded by lush landscaping, & a fenced area. Near Rt 495/290, Highland Commons, & conservation land. Come fall in love!

Property Information

Approx. Living Area Total: **3,060 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **3,060 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Heated 23x12 sunroom**

Heat Zones: **3 Forced Air, Oil**

Cool Zones: **2 Central Air**

Parking Spaces: **12 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener, Storage, Oversized Parking**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review attachments/offer instructions in MLS before submitting an offer (in one PDF). Please see firm remarks below. New septic (2016). Title 5 certified. Roof (2004).**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	19X13	Flooring - Hardwood, French Doors, Exterior Access
Dining Room:	1	12X12	Flooring - Hardwood, Window(s) - Bay/Bow/Box, French Doors
Kitchen:	1	18X12	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Stainless Steel Appliances, Wine Chiller
Main Bedroom:	2	17X13	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	21X13	Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	2	13X11	Closet, Flooring - Laminate, Crown Molding
Bedroom 4:	2	11X9	Closet - Cedar, Flooring - Laminate, Crown Molding
Bath 1:	1	5X5	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 2:	2	8X7	Bathroom - Full, Bathroom - With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Double Vanity, Crown Molding
Bath 3:	2	9X8	Bathroom - Full, Bathroom - With Tub & Shower, Double Vanity, Crown Molding
Laundry:	1		Dryer Hookup - Electric, Washer Hookup, Laundry Sink
Sun Room:	1	23X12	Fireplace, Flooring - Stone/Ceramic Tile, Exterior Access, Slider
Foyer:	1	9X7	Closet, Flooring - Hardwood
Mud Room:	1	6X6	Closet/Cabinets - Custom Built
Sitting Room:	2	14X13	Closet - Walk-in, Flooring - Wall to Wall Carpet, Attic Access
Other:	1	12X11	Ceiling Fan(s), Exterior Access, Flooring - Concrete
Bathroom:	2	7X5	Dressing Room, Recessed Lighting

Features

Appliances: **Dishwasher, Microwave, Countertop Range, Refrigerator**
Area Amenities: **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**
Basement: **Yes Full, Interior Access, Bulkhead, Concrete Floor**
Beach: **No**
Construction: **Frame, Brick, Stone/Concrete**
Electric: **Circuit Breakers**
Energy Features: **Insulated Doors**
Exterior: **Wood, Stone, Stucco**
Exterior Features: **Porch - Screened, Deck, Gutters, Screens, Fenced Yard, Garden Area**
Flooring: **Tile, Wall to Wall Carpet, Laminate, Hardwood, Stone / Slate**
Foundation Size: **Irregular**
Foundation Description: **Poured Concrete**
Hot Water: **Tank**
Interior Features: **Central Vacuum, Security System, Cable Available, French Doors**
Lot Description: **Wooded, Paved Drive, Easements, Fenced/Enclosed**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Personal property**
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **1985** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:0190 B:0056 L:0000-0**
Assessed: **\$672,600**
Tax: **\$9,309** Tax Year: **2023**
Book: **59341** Page: **308**
Cert: **000000092091**
Zoning Code: **Res**
Map: **190** Block: Lot: **56**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
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

Assessment and Sales Report

Location & Ownership Information

Address: 28 Lancaster Rd
Berlin, MA 01503
Map Ref: M: 0190 **B:** 0056 **L:** 0000-0
Owner 1: Kristin S Waechter
Owner Address: 28 Lancaster Rd
Berlin, MA 01503

Zoning:
Owner 2:

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 8
Full Baths: 2
Year Built: 1985

Total Area: 5,898 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Attached Garage: 0
Heat Type: Forced Air
Roof Type: Gable
Air Conditioned: Yes
Foundation:

Style: Colonial
Lot Size: 4.7 Acres (204,582 SqFt)
Bedrooms: 4
Half Baths: 1
Basement Type: Full

Total Living Area: 2,692 SqFt
Addl.Floor Area: 500,000 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

Other Garage: 0
Fuel Type: Oil
Exterior: Stone/Stucco
Fireplaces: 0
Condition: Good

Assessment Information

Last Sale Date: 08/31/2018
Last Sale Book: 59341
Land Value: \$289,800
Misc. Improv.: \$500,000
Fiscal Year: 2024
Map Ref: M: 0190 **B:** 0056 **L:** 0000-0
Tax Rate (Comm): 25.45

Last Sale Price: \$500,000
Last Sale Page: 308
Building Value: \$520,800
Total Value: \$810,600
Estimated Tax: \$10,335
Tax Rate (Res): 12.75
Tax Rate (Ind): 25.45

Sales History

Recent Sale #1

Sale Price: \$500,000
Buyer Name: Kristin S Waechter
Lender Name: Village Mtg Co
Sale Book: 59341

Sale Date: 08/31/2018
Seller Name: Victoria L Powell
Mortgage Amount: \$425,000
Sale Page: 308

Recent Sale #2

Sale Price: \$525,000
Buyer Name: Victoria L Powell
Lender Name: Jeffrey Powell
Sale Book: 55670

Sale Date: 07/21/2016
Seller Name: William R Southworth
Mortgage Amount: \$499,000
Sale Page: 281

Recent Sale #3

Sale Price: \$600,000
Buyer Name: William R Southworth
Lender Name: Clinton Svgs Bk
Sale Book: 41325

Sale Date: 06/15/2007
Seller Name: Carmin F Calabrese
Mortgage Amount: \$480,000
Sale Page: 85

Mortgage History

Recent Mortgage #1

Buyer Name: Kristin S Waechter
Mortgage Amount: \$50,000
Mortgage Book: 70048

Lender Name: Citizens Bank
Mortgage Date: 12/29/2023
Mortgage Page: 179

Recent Mortgage #2

Buyer Name: Kristin S Waechter
Mortgage Amount: \$500,000
Mortgage Book: 65263

Lender Name: Total Mtg Svcs
Mortgage Date: 05/27/2021
Mortgage Page: 163

Recent Mortgage #3

Buyer Name: Kristin S Waechter
Mortgage Amount: \$419,650
Mortgage Book: 61853
Discharge Book: 65362
Discharge Date: 06/11/2021

Lender Name: Freedom Mortgage Corp
Mortgage Date: 02/05/2020
Mortgage Page: 158
Discharge Page: 236

Recent Mortgage #4

Buyer Name: William R Southworth
Mortgage Amount: \$361,000
Mortgage Book: 50150
Discharge Book: 53181
Discharge Date: 12/19/2014

Lender Name: Clinton Svgs Bk
Mortgage Date: 12/19/2012
Mortgage Page: 124
Discharge Page: 182

Recent Mortgage #5

Buyer Name: Carmin F Calabrese
Mortgage Amount: \$173,000
Mortgage Book: 32063
Discharge Book: 41498
Discharge Date: 07/17/2007

Lender Name: Wells Fargo Hm Mtg
Mortgage Date: 10/27/2003
Mortgage Page: 270
Discharge Page: 303

Recent Mortgage #6

Buyer Name: Carmin F Calabrese
Mortgage Amount: \$25,000
Mortgage Book: 26995

Lender Name: Wells Fargo Bank
Mortgage Date: 07/23/2002
Mortgage Page: 192

Recent Mortgage #7

Buyer Name: Carmen F Calabrese
Mortgage Amount: \$182,700
Mortgage Book: 25372
Discharge Book: 35664
Discharge Date: 02/08/2005

Lender Name: Wells Fargo Hm Mtg
Mortgage Date: 11/30/2001
Mortgage Page: 108
Discharge Page: 39

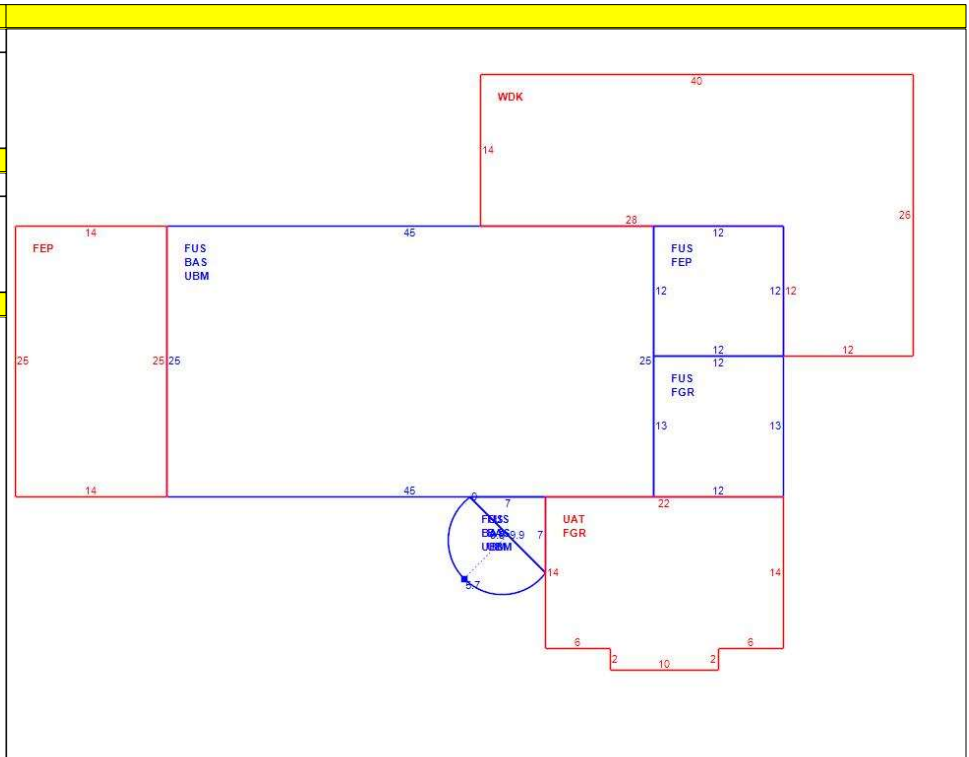
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VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	06	B			
Stories:	2				
Occupancy	1				
Exterior Wall 1	16	Stucco			
Exterior Wall 2	19	Brick			
Roof Structure:	03	Gable Or Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Hot Air			
AC Type:	03	Central Air			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths	1				
Total Xtra Fixtrs	3				
Total Rooms:	8				
Bath Style:	02	Average			
Kitchen Style:	02	Standard			
Bsmt:	4	Full			
Bsmt Gar:	0	None			
Attic:	1	None			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL	Fireplace	B	1	5000.00	1994	00	85		0.00	4,300
SHD1	Shed	L	128	20.00	1990	A	50	C	1.00	1,300
FPO	Extra Fireplac	B	1	2000.00	1994		85		0.00	1,700
PAT1	Patio	L	312	2.50	1985		75		0.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196			194,559
FEP	Enclosed Porch	0	494			56,286
FGR	Finished Frame Garage	0	484			27,492
FUS	Finished Upper Story	1,496	1,496			243,362
UAT	Unfinished Attic	0	328			5,368
UBM	Unfinished Bsmt	0	1,196			38,879
WDK	Wood Deck	0	704			17,244
Ttl Gross Liv / Lease Area		2,692	5,898	3,585		583,190



28 LANCASTER RD

Location

28 LANCASTER RD

Mblu

19.0/ 56/ 0/ /

Acct#

Assessment

\$810,600

PID

1055

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$520,800	\$289,800	\$810,600

Building Information

Building 1 : Section 1

Year Built:	1985
Living Area:	2,692
Replacement Cost:	\$603,353
Building Percent Good:	85
Replacement Cost Less Depreciation:	\$512,900

Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	B
Stories:	2
Occupancy	1
Exterior Wall 1	Stucco
Exterior Wall 2	Brick
Roof Structure:	Gable Or Hip
Roof Cover	Asphalt
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Hot Air

Building Photo



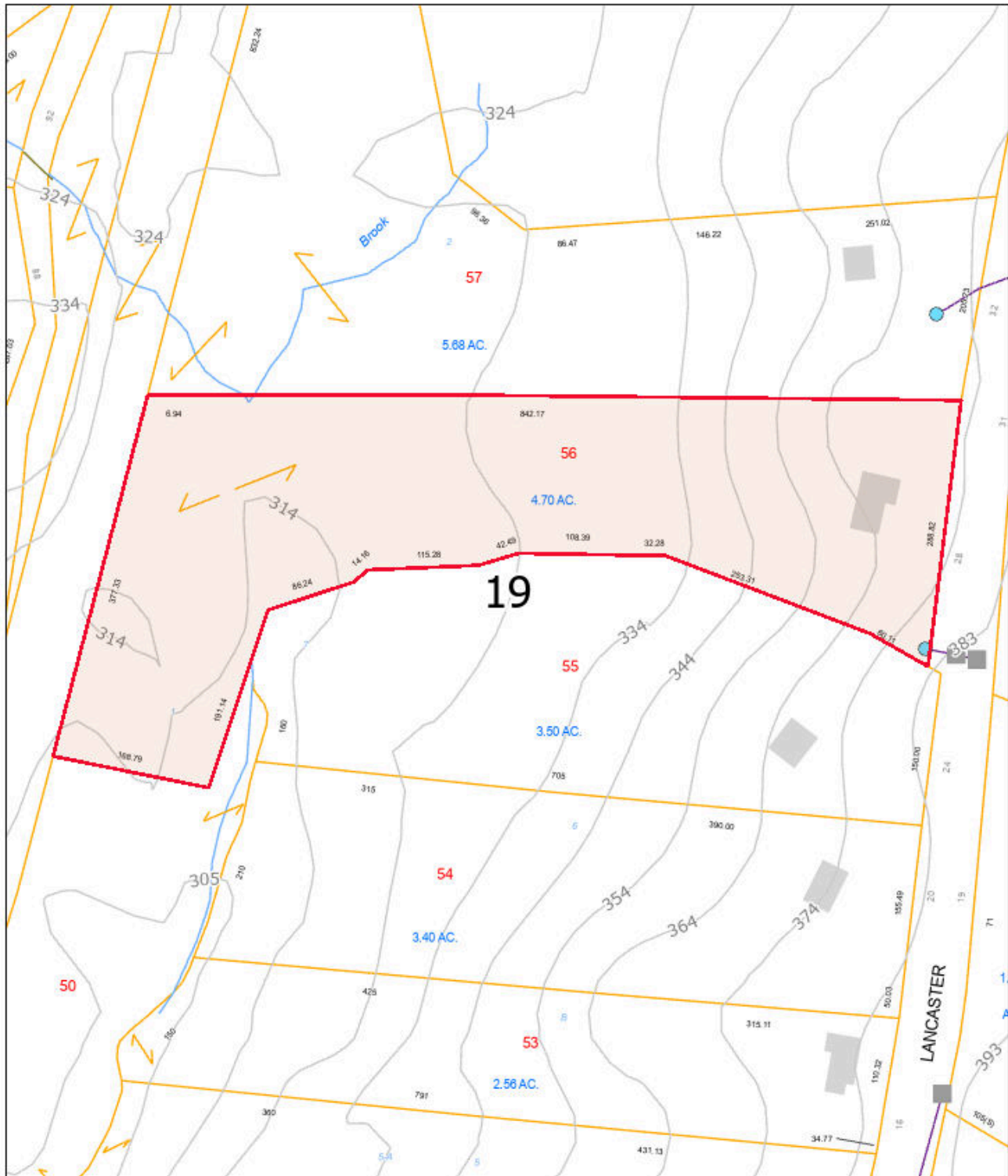
(https://images.vgsi.com/photos/BerlinMAPhotos///0004/Front_4591.jpg)

SHD1	Shed	FR	Frame	128.00 S.F.	1
PAT1	Patio	BR	Brick	312.00 S.F.	1

Valuation History

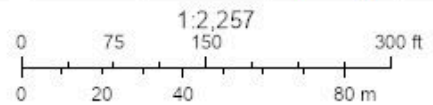
Assessment			
Valuation Year	Improvements	Land	Total
2023	\$420,900	\$251,700	\$672,600
2022	\$354,700	\$213,300	\$568,000
2021	\$344,500	\$202,900	\$547,400

28 Lancaster Road



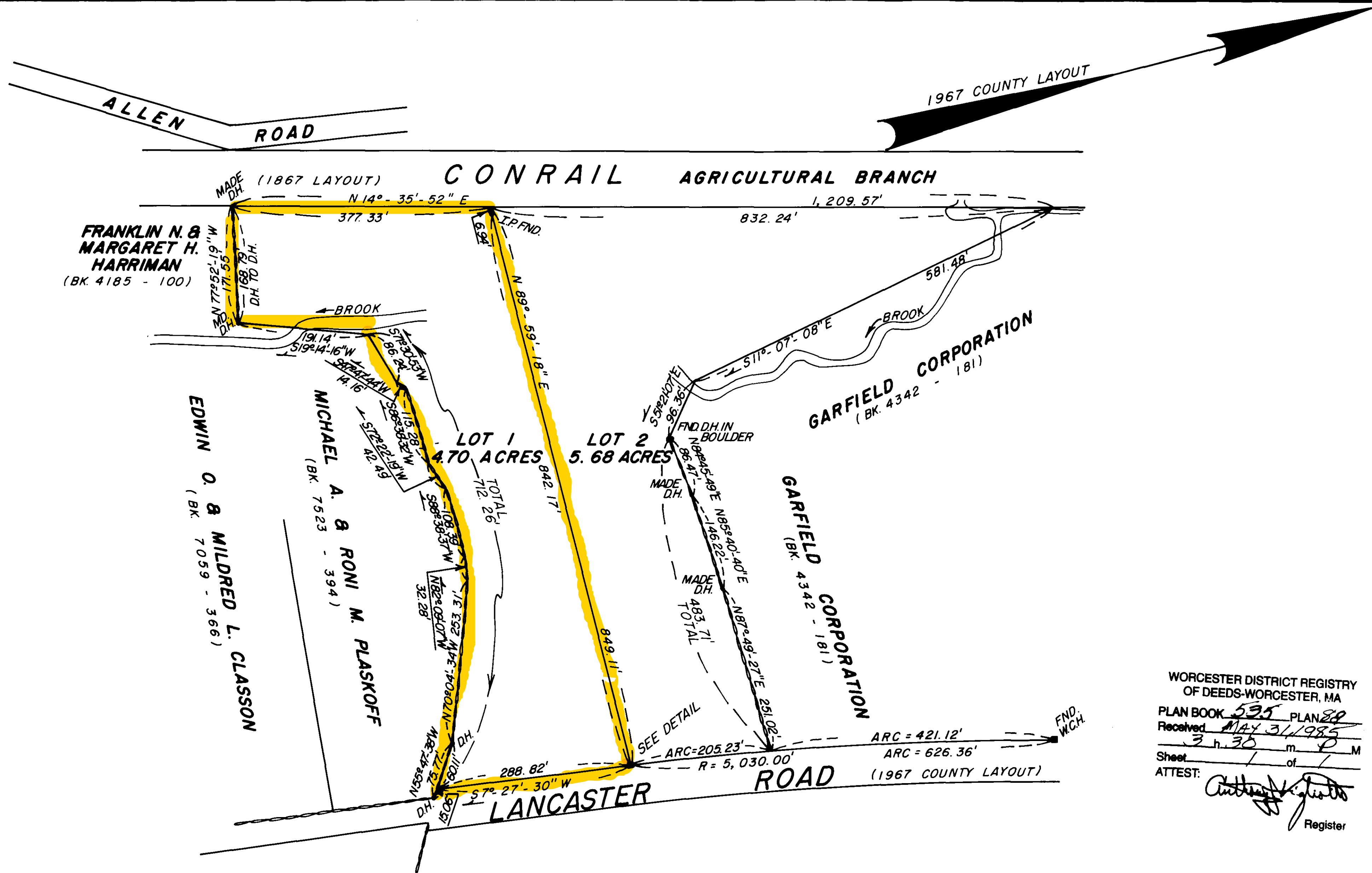
March 13, 2024

- Municipal Boundary
- Parcel Boundaries
- Map Index
- Buildings
- Streams
- Parcel Hooks
- Contours
- Stormwater
- Drain Lines
- Outlets
- Catch Basins



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

Data and scale shown on this map are provided for planning and
Powered by Esri Technology



WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA

PLAN BOOK 535 PLAN 80

Received MAY 31 1985

Sheet 3 of 1

ATTEST: *Anthony V. Giallardo*
Register

Berlin Planning Board

APPROVAL UNDER SUBDIVISION CONTROL LAW

NOT REQUIRED. C 41 S 81-P

DATE: 1/14/85

Thomas H. Whelan

John E. Almond

Debra A. W. ...

Arthur R. Briggs

THREE MEMBERS CONSTITUTE A MAJORITY.

PAG 12

BOL 2

MAY 21 3 30 PM '85

EDS

W.C.H.

LOT 1

LOT 2

LANCASTER ROAD

DETAIL NOT TO SCALE

SURV. T.J.C.

CALC. D.J.J.

TRACED P.J.T.

CK'D. D.J.J.

DEED: BK 4277-121, 4315-37

NB. 595-52

REF. M-1452, 3494, 3486, M-466

1"=100'

0 50 100 150 200 250 300

FEET

0 20 40 60 80

METERS

I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

JANUARY 2, 1985

DATE

SURVEYOR # 29423

EDWARD P. DOWNING
REGISTERED LAND SURVEYOR

LAND IN

Berlin, Mass.

SURVEYED FOR

Arthur H. & Flora W. Kunst

SCALE: 1"=100'

JANUARY, 1985

CHARLES A. PERKINS CO. INC.

CIVIL ENGINEERS & SURVEYORS

P.O. BOX 234 - CLINTON, MASS. 01510

JOB NO. 22344

PLAN NO. M-6971