



16 PRIEST ROAD, BERLIN, MA

\$999,5000



**4
BEDS**



**2.5
BATHS**



**3,690
SQ. FT.**

**CONVENIENTLY
LOCATED!**

This original Campbell Smith designed Colonial blends classic charm with a welcoming, versatile floor plan! Nestled in a quiet cul-de-sac near the Northborough line and abutting scenic Morse Woods conservation land, this home offers both privacy and convenience to major highways/shopping. The spacious fireplaced family room flows seamlessly into the open concept kitchen featuring granite countertops, a large center island, pantry closets, and an eat-in dining area with access to a private rear deck. The formal dining room boasts a boxed walkout window while the living room offers a cozy corner fireplace with a marble surround. Throughout the home, you will find handsome hardwood flooring, extensive wainscoting, and elegant triple crown molding that elevate every space. The 14x10 tiled mudroom provides access to the oversize garage, which includes a walk-up staircase to an unfinished loft. The primary bedroom features a dedicated dressing area, three large closets, built-in cedar lined benches, and a beautiful full bath. An exceptional place to call home!



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

4 Mount Royal Avenue, Suite 110H

Marlborough, MA 01752



MLS # 73429227 - Price Changed
Single Family - Detached

16 Priest Rd
Berlin, MA 01503
Worcester County

Style: **Colonial**
Color:
Grade School: **Middle**
Middle School: **Middle**
High School: **Tahanto**
Approx. Acres: **1.87 (81,307 SqFt)**
Handicap Access/Features:
Directions: **off Lyman, near Linden St, Northborough line**

List Price: **↓\$999,500**

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

This original Campbell Smith designed Colonial blends classic charm w/ a welcoming, versatile floor plan! Nestled in a quiet cul-de-sac near the Northborough line & abutting scenic Morse Woods conservation land, this home offers both privacy & convenience to major highways/shopping. The spacious fireplace FR flows seamlessly into the open concept kitch featuring granite countertops, a large center island, pantry closets, & an eat-in dining area w/ access to a private rear deck. The formal DR boasts a boxed w/ out window while the LR offers a cozy corner FP w/ marble surround. Throughout the home, you will find handsome HW flooring, extensive wainscoting, & elegant triple crown moldings that elevate every space. The 14x10 tiled mudrm provides access to the oversized garage which includes a w/up staircase to an unfinished loft. The primary bedrm features a dedicated dressing area, three large closets, built-in cedar lined benches, & beautiful full bath. An exceptional place to call home!

Property Information

Approx. Living Area Total: **3,690 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **3,435 SqFt**

Approx. Below Grade: **255 SqFt**

Living Area Disclosures: **includes 255 SF in finished lower level**

Heat Zones: **2 Forced Air, Oil**

Cool Zones: **2 Central Air, 2 Units**

Parking Spaces: **8 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached, Garage Door Opener, Storage, Work Area**

Disclosures: **Dimensions are approx. Buyer to verify all info. Pls review offer instructions in MLS before submitting an offer (1 PDF). Seller can accept an offer @ anytime. Courtesy to buyer agents. New Bosch AC on 2nd floor. 2x6 construction. Invisible dog fence.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20X13	Fireplace, Flooring - Hardwood
Dining Room:	1	15X13	Flooring - Hardwood, Chair Rail
Family Room:	1	23X16	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Kitchen:	1	15X11	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2	17X15	Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2	13X13	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	13X12	Closet, Flooring - Wall to Wall Carpet
Bedroom 4:	2	11X11	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	6X5	Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2	13X11	Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting
Bath 3:	2	8X8	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	2	8X6	Closet - Linen, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Mud Room:	1	14X10	Closet - Walk-in, Flooring - Stone/Ceramic Tile, French Doors, Exterior Access
Foyer:	1	9X6	Closet, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	16X11	Flooring - Hardwood, French Doors, Exterior Access
Play Room:	B	28X8	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Vestibule:	1	7X4	-
Other:	1	13X4	Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer, Vacuum System**
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, Partially Finished**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers**
Energy Features: **Insulated Doors, Prog. Thermostat**
Exterior: **Wood**
Exterior Features: **Deck, Gutters, Storage Shed, Professional Landscaping, Screens, Garden Area, Invisible Fence**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **Irregular**
Foundation Description: **Poured Concrete**
Hot Water: **Tank**
Insulation: **Full**
Interior Features: **Central Vacuum, Security System, Cable Available, Walk-up Attic, French Doors**
Lot Description: **Wooded, Paved Drive, Easements, Scenic View(s)**
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
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: **1989** 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:0050 B:0026 L:0000-0**
Assessed: **\$937,500**
Tax: **\$13,303** Tax Year: **2025**
Book: **59256** Page: **267**
Cert: **000000084950**
Zoning Code: **Res**
Map: **50** Block: Lot: **26**

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: 16 Priest Rd
Berlin, MA 01503
Map Ref: M: 0050 **B:** 0026 **L:** 0000-0
Owner 1: Robert G Cellucci
Owner Address: 16 Priest Rd
Berlin, MA 01503

Zoning:
Owner 2: Robin J Cellucci

Property Information

Use: 1-Family Residence
Levels: 2
Total Rooms: 8
Full Baths: 2
Year Built: 1989

Style: Colonial
Lot Size: 1.87 Acres (81,307 SqFt)
Bedrooms: 4
Half Baths: 1
Basement Type: Full

Total Area: 6,380 SqFt
First Floor Area: 0 SqFt
Attic Area: 0 SqFt
Unfinished Basement: 0 SqFt

Total Living Area: 3,690 SqFt
Addl.Floor Area: 0 SqFt
Finished Basement: 0 SqFt
Total Basement: 0 SqFt

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

Other Garage: 0
Fuel Type: Oil
Exterior: Wood Side/Shingles
Fireplaces: 0
Condition: Very Good

Assessment Information

Last Sale Date: 08/14/2018
Last Sale Book: 59256
Land Value: \$280,800
Misc. Improv.: \$0
Fiscal Year: 2025
Map Ref: M: 0050 **B:** 0026 **L:** 0000-0
Tax Rate (Comm): 22.42

Last Sale Price: \$650,000
Last Sale Page: 267
Building Value: \$656,700
Total Value: \$937,500
Estimated Tax: \$13,303
Tax Rate (Res): 14.19
Tax Rate (Ind): 22.42

Sales History

Recent Sale #1

Sale Price: \$650,000
Buyer Name: Robert G Cellucci
Lender Name: Digital Fcu
Sale Book: 59256

Sale Date: 08/14/2018
Seller Name: Timothy D Sykes
Mortgage Amount: \$520,000
Sale Page: 267

Mortgage History

Recent Mortgage #1

Buyer Name: Robert G Cellucci
Mortgage Amount: \$50,000
Mortgage Book: 62239

Lender Name: Clinton Svgs Bk
Mortgage Date: 04/21/2020
Mortgage Page: 1

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CELLUCCI, ROBERT G & ROBIN J 16 PRIEST RD BERLIN MA 01503 Alt Prcl ID 005.0-0026-0000.0 Old Map 152-3-0, LOT 3 146-3 Front Feet Status New Growt Encoder ID GIS ID F_616297_2958453						Description	Code	Appraised	Assessed	305 BERLIN, MA <h1>VISION</h1>	
						RES BLDG	1010	654,600	654,600		
						RES LAND	1010	280,800	280,800		
						RES OB	1010	2,100	2,100		
SUPPLEMENTAL DATA						Total		937,500	937,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
CELLUCCI, ROBERT G & ROBIN J		59256	0267	08-14-2018	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
SYKES, TIMOTHY D & JUDITH J		14212	0232	05-12-1992	U	I	1	1A	2025	1010	654,600	2025	1010	654,600	2024	1010	654,600	
										1010	280,800		1010	280,800		1010	280,800	
										1010	2,100		1010	2,100		1010	2,100	
		Total								937,500		Total		937,500		Total		937,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0001																
NOTES														Total Appraised Parcel Value		937,500
GREY 2018 MLS#72316835 PER MLS UPDATES: 2014 MASTER BATH, 2012 NEW HEATING SYSTEM 2-STORY FOYER; MLS STATES 2 KITCHENS?														Total Appraised Parcel Value		937,500

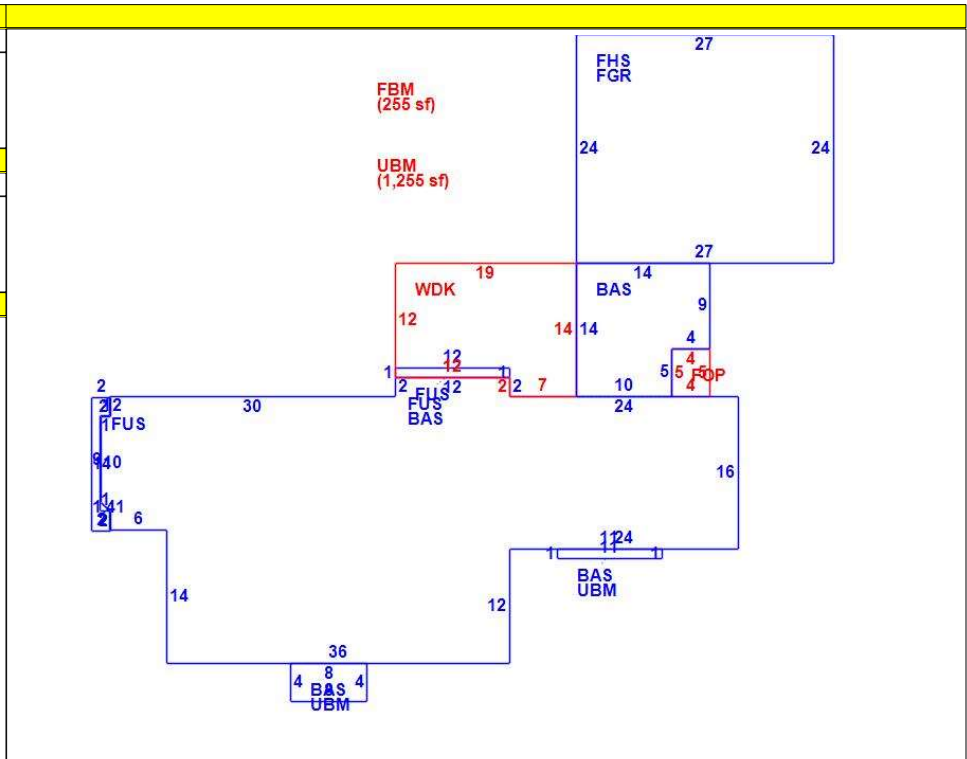
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result	
11033	05-10-2011	RP	Repairs	14,986	06-27-2012	100		REROOF		06-07-2021	JBW	03	7	12	SALE REVIEW	
										04-11-2019	JBW	03	7	12	SALE REVIEW	
										01-29-2014	CIA			41	Change	
										06-27-2012	CIA	01	1	40	No Change In Value	
										06-11-2010	CIA	01	1	40	No Change In Value	
										03-24-2004	CLT			01	Measured & 1 Vist	
										06-17-1998	CLT		1	00	Measured & Listed	

LAND LINE VALUATION SECTION																		
B	Use	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Spec Use	Spec C.	Adj Unit P	Land Value		
1	1010	Single Fam	RA	Primary	80,000	SF 3.34	1.00000	5	1.00	106	1.050		100%		3.51	280,600		
1	1010	Single Fam	RA	Residual	0.030	AC 7,900.00	1.00000	0	1.00		1.000		100%		7,900	200		
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value					280,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	07	B+			
Stories:	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	14	Carpet			
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:					
Kitchen Style:					
Bsmt:	4	Full			
Bsmt Gar:	0	None			
Attic:	6	Unfin Walk Up			

MIXED USE		
Code	Description	Percent
1010	Single Fam	100

COST / MARKET VALUATION		
Adj. Base Rate		123.39
Building Value New		742,394
Year Built		1989
Effective Year Built		2004
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		13
Functional Obsol		
Economic Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		87
RCNLD		645,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



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	2	5000.00	1998	00	87		0.00	8,700
SHD1	Shed	L	140	20.00	1997	G	75	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,729	1,729			288,011
FBM	Finished Bsmt	0	255			16,991
FGR	Finished Frame Garage	0	648			37,813
FHS	Finished Half Story	421	648			70,129
FOP	Open Porch	0	20			666
FUS	Finished Upper Story	1,540	1,540			256,528
UBM	Unfinished Bsmt	0	1,298			43,310
WDK	Wood Deck	0	242			5,997
Ttl Gross Liv / Lease Area		3,690	6,380	4,319		719,445



16 PRIEST RD

Location 16 PRIEST RD

Mblu 5.0/ 26/ 0/ /

Acct#

Assessment \$937,500

PID 107

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$656,700	\$280,800	\$937,500

Building Information

Building 1 : Section 1

Year Built: 1989
Living Area: 3,690
Replacement Cost: \$742,394
Building Percent Good: 87
Replacement Cost Less Depreciation: \$645,900

Building Photo



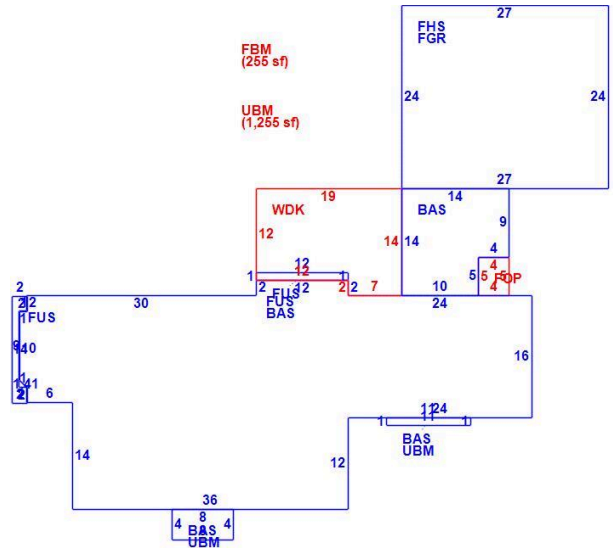
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Building Attributes

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

AC Type:	Central Air
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	3
Total Rooms:	8
Bath Style:	
Kitchen Style:	
Bsmt:	Full
Bsmt Gar:	None
Attic:	Unfin Walk Up

Building Layout



(ParcelSketch.ashx?pid=107&bid=107)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,729	1,729
FUS	Finished Upper Story	1,540	1,540
FHS	Finished Half Story	648	421
FBM	Finished Bsmt	255	0
FGR	Finished Frame Garage	648	0
FOP	Open Porch	20	0
UBM	Unfinished Bsmt	1,298	0
WDK	Wood Deck	242	0
		6,380	3,690

Extra Features

Extra Features			Legend
Code	Description	Size	Bldg #
FPL	Fireplace	2.00 UNITS	1

Land

Land Use

Use Code	1010
Description	Single Fam
Zone	RA
Neighborhood	106
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	1.87
Frontage	
Depth	
Assessed Value	\$280,800

Outbuildings

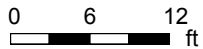
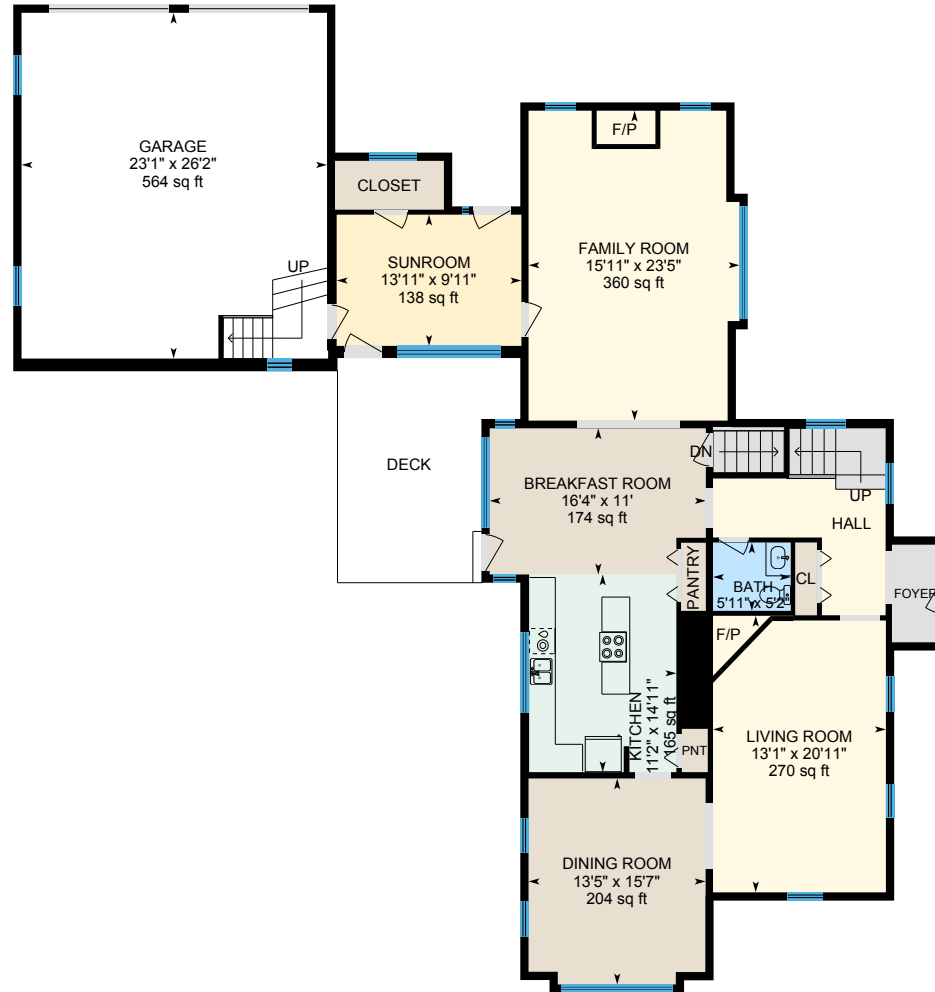
Outbuildings					<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Bldg #
SHD1	Shed	FR	Frame	140.00 S.F.	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$656,700	\$280,800	\$937,500
2024	\$656,700	\$280,800	\$937,500
2023	\$530,600	\$243,800	\$774,400

16 Priest Rd, Berlin, MA

1st Floor Finished Area 1797.02 sq ft
Unfinished Area 657.16 sq ft

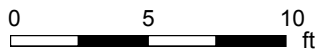


PREPARED: 2025/09/09



16 Priest Rd, Berlin, MA

2nd Floor Finished Area 1527.11 sq ft

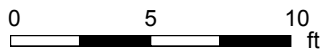
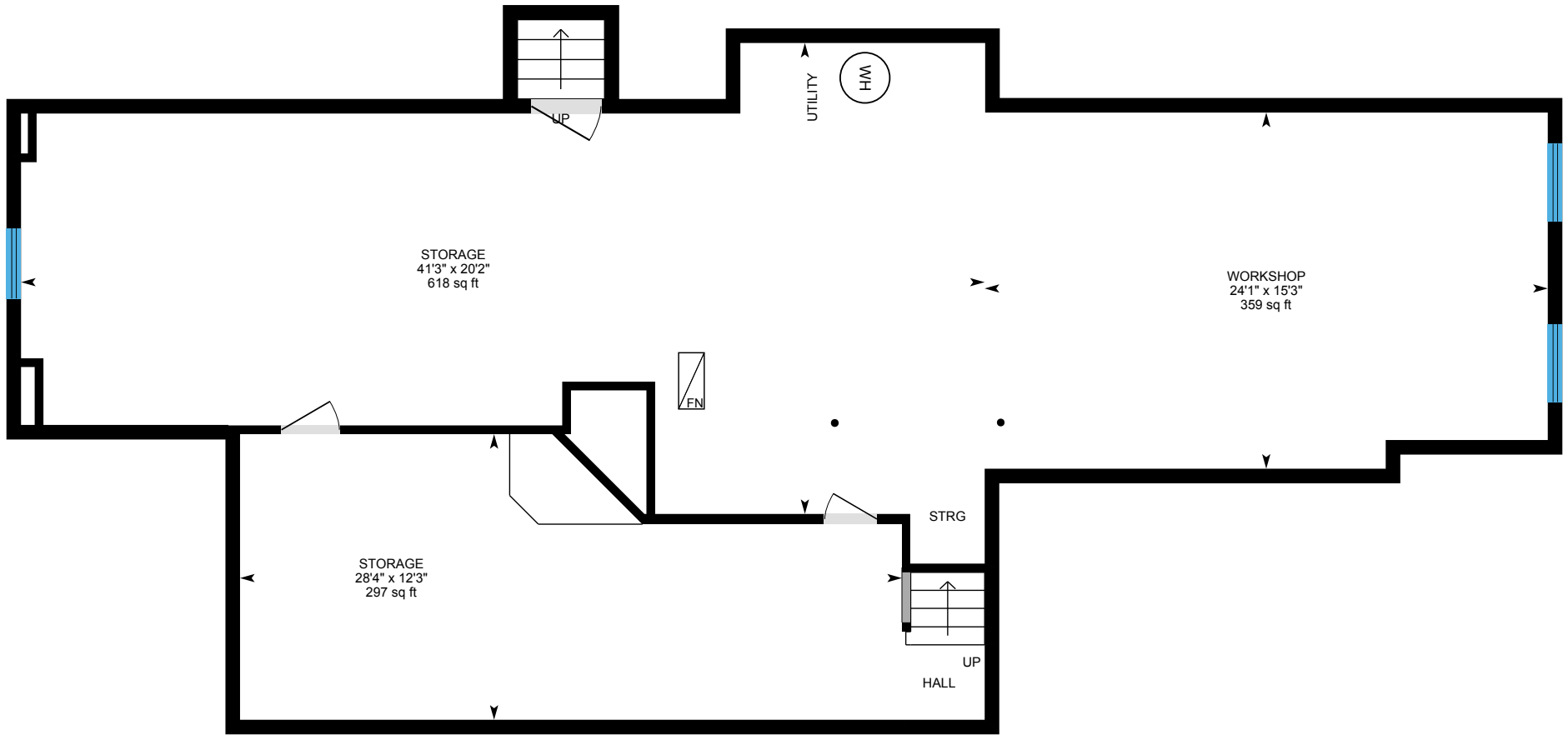


PREPARED: 2025/09/09



16 Priest Rd, Berlin, MA

Basement (Below Grade) Unfinished Area 1483.37 sq ft

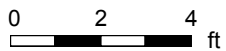
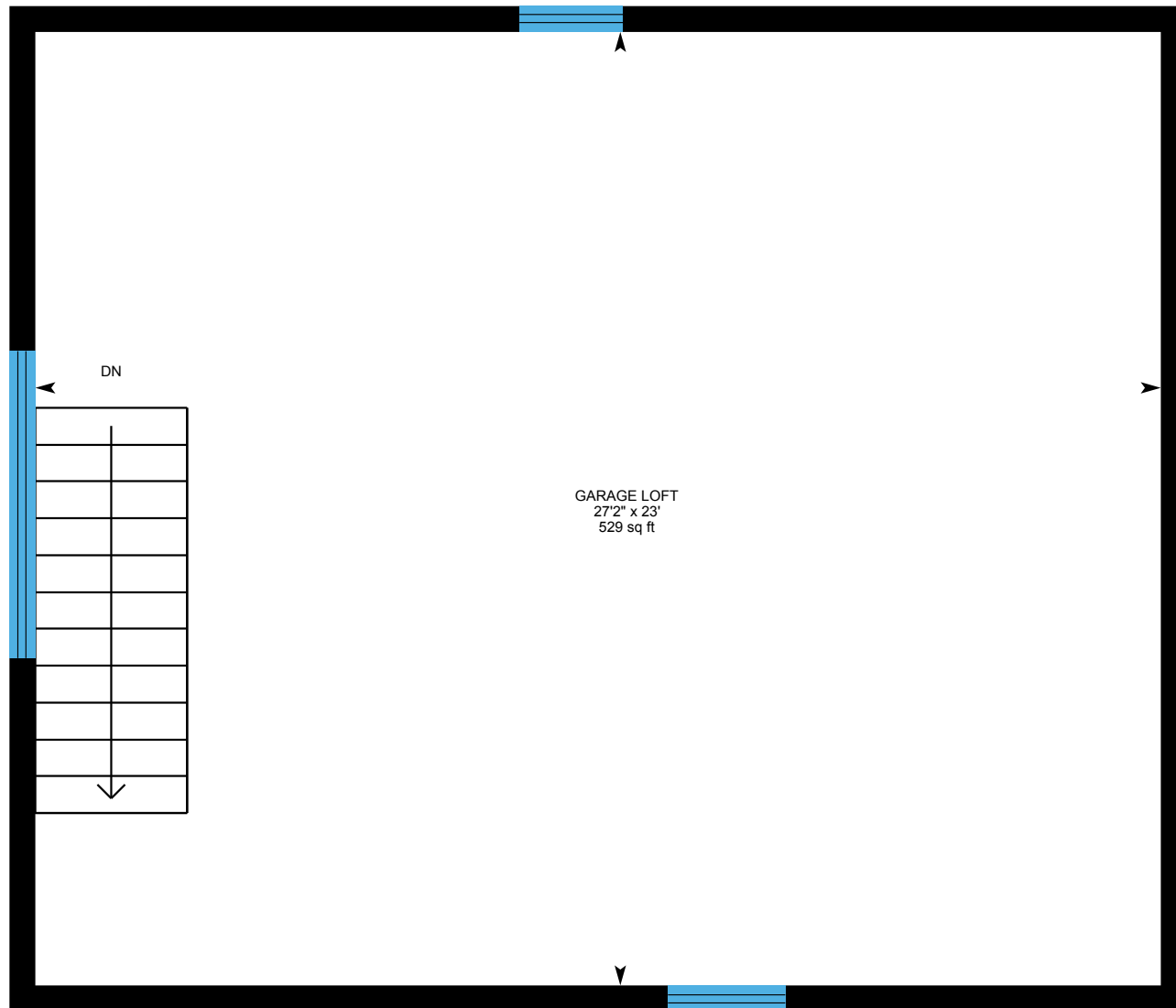


PREPARED: 2025/09/09



16 Priest Rd, Berlin, MA

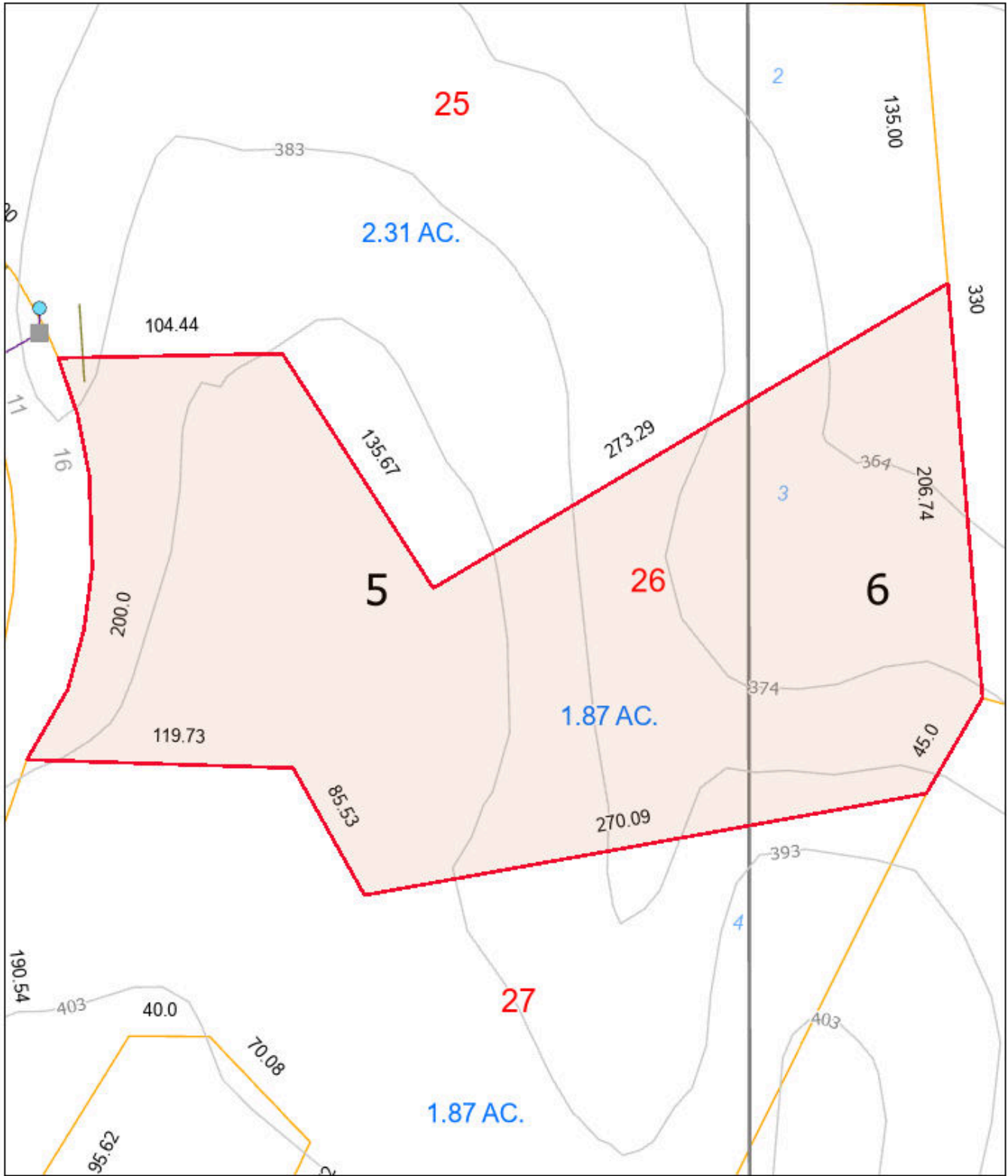
Garage Loft Unfinished Area 690.96 sq ft



PREPARED: 2025/09/09

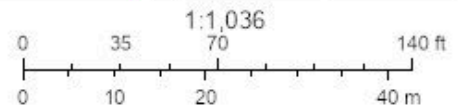


16 Priest Road, Berlin

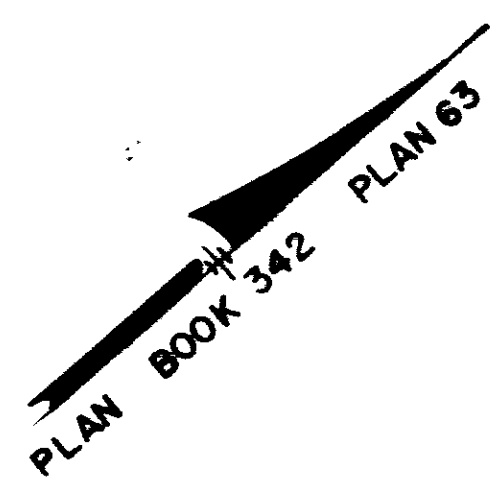
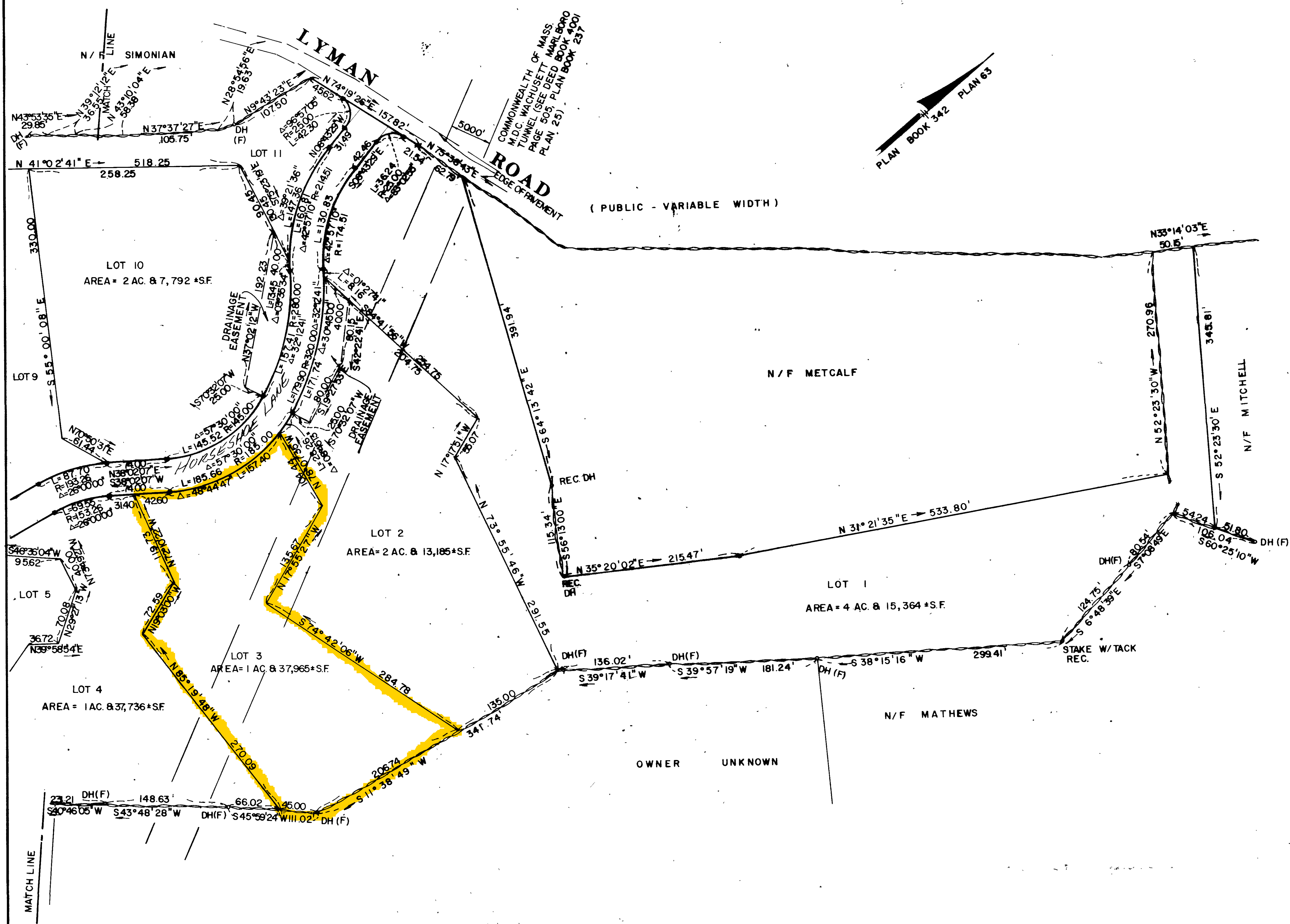


August 11, 2025

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



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



"I CERTIFY THAT THE PREPARATION OF THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS DATED JANUARY 1, 1976."

Laurence J. Quinn 9/9/88
PROFESSIONAL LAND SURVEYOR DATE

"I HEREBY CERTIFY THAT NO NOTICE OF APPEAL WAS RECEIVED. DURING THE TWENTY DAYS NEXT AFTER RECEIPT AND RECORDING OF NOTICE FROM THE PLANNING BOARD OF THE APPROVAL OF THIS PLAN."

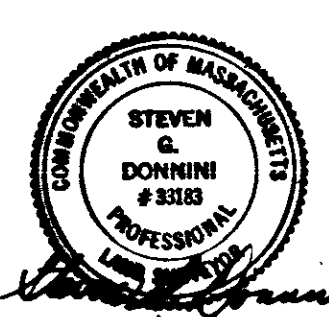
Henry C. Hester August 30, 1988
TOWN CLERK DATE

ASSESSOR MAP 146 PARCEL NO. 3

ZONING DISTRICT: RESIDENTIAL & AGRICULTURAL

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED.
BERLIN PLANNING BOARD.

James P. Burt
Henry C. Hester
DATE: 8/30/88



DEFINITIVE PLAN
DUDLEY ESTATES

PLAN OF LAND IN
BERLIN, MASS.
PREPARED FOR: ORCHARD HILL REALTY TRUST
SCALE: 1" = 60' SEPTEMBER 4, 1987
SCHOFIELD BROTHERS INC.
PROFESSIONAL LAND SURVEYORS & ENGINEERS
626 MAIN STREET - BOLTON, MASS., 01740

RECORD OWNER: ORCHARD HILL REALTY TRUST
P.O. BOX 701 HARVARD, MA., 01451
REVISED DATE: MAY 10, 1988, 7/5/88

