



**MLS # 70722228 - Active
Single Family - Detached**

lot 2 Kendall Ln
 Berlin, MA 01503
 Worcester County
 Style: **Colonial**
 Total Rooms: **10**
 Full/Half/Master Baths: **2/1/Yes**
 Grade School: **Memorial**
 High School: **Tahanto**
 Neighborhood/Sub-Division: **Maplewood Estates**
 Directions: **Pleasant St to Kendall Ln,(new road recently built)**

List Price: **\$729,900**
 Color: **CHOICE**
 Bedrooms: **4**
 Fireplaces: **1**
 Middle School:

Remarks

Maplewood Estates, a new 4 lot project near the center of town. Oak floors in the foyer, kitch and formal areas. Custom built cabinets, by local cabinet maker, with granite couners and stainless appliances including Bosch DW. Soaring ceilings in FR and Foyer as well as a Skylit master & main baths. Whirlpool and seperate ceramic tile shower with glass enclosure in master bath. Free interior design and architectural services if building custom.

Property Information

Approx. Living Area: **3600 sq. ft.** Approx. Acres: **1.85 (80800 sq. ft.)** Garage Spaces: **3 Attached**
 Living Area Includes: Heat Zones: **2 Oil, Hydro Air** Parking Spaces: **6 Off-Street**
 Living Area Source: **Owner** Cool Zones: **2 Central Air** Approx. Street Frontage: **200 ft**
 Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x13	Hard Wood Floor
Dining Room:	1	14x14	Hard Wood Floor
Family Room:	1	24x16	Fireplace, Skylight, Cathedral Ceils, Ceiling Fans, Wall to Wall Carpet
Kitchen:	1	23x15	Hard Wood Floor
Master Bedroom:	2	24x24	Cathedral Ceils, Ceiling Fans, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	14x13	Wall to Wall Carpet
Bedroom 3:	2	14x12	Wall to Wall Carpet
Bedroom 4:	2	14x13	Wall to Wall Carpet
Bedroom 5:			Wall to Wall Carpet
Bath 1:			Ceramic Tile Floor
Bath 2:			Ceramic Tile Floor
Bath 3:			Ceramic Tile Floor
Exercise Room:	2	12x12	Wall to Wall Carpet
Library:	1	12x11	Wall to Wall Carpet

Features

Appliances: **Dishwasher, Microwave**
 Area Amenities: **Park, Walk/Jog Trails**
 Basement: **Yes Full, Walk Out**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 200 Amps**
 Energy Features: **Insulated Windows**
 Exterior: **Clapboard**
 Exterior Features: **Enclosed Porch, Deck, Prof. Landscape, Screens**
 Flooring: **Wood, Tile, Wall to Wall Carpet**
 Foundation Size: **IRREG**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil, Tankless**
 Insulation: **Full**
 Interior Features: **Cable Available**
 Lot Description: **Wooded, Paved Drive**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer and Water: **Private Water, Private Sewerage**
 Utility Connections: **for Electric Range, for Electric Dryer**

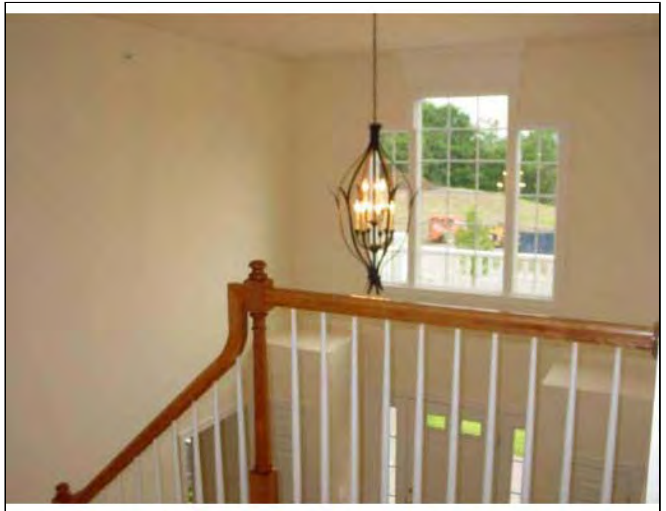
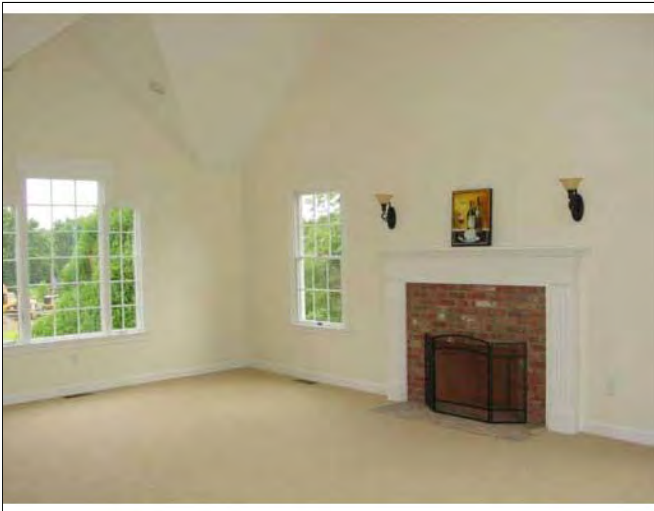
Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Disclosures: **conservation restriction,commission paid on base price**
 Exclusions: **REFRIDGE AND DRIVEWAY PLANTERS**
 Home Own Assn: **No**
 Lead Paint: **None**
 UFFI: **No** Warranty Available: **Yes**
 Year Built: **2008** Source: **Public Record**
 Year Built Description: **Actual, Under Construction**
 Year Round:

Tax Information

Pin #:
 Assessed: **\$0**
 Tax: **\$0** Tax Year: **2006**
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:





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**MLS # 70733717 - Active
Single Family - Detached**

LOT 1 Kendall Ln List Price: **\$650,000**

Berlin, MA 01503

Worcester County

Style: **Colonial**

Total Rooms: **9**

Full/Half/Master Baths: **2/1/Yes**

Grade School: **Memorial**

High School: **Tahanto**

Neighborhood/Sub-Division: **Northwoods**

Directions: **Rout 62 to Pleasant, 100 yards on left, new road do not Mapquest**

Color:

Bedrooms: **4**

Fireplaces: **1**

Middle School:

Remarks

Maplewood Estates, a new 4 lot project near the center of town. Oak floors in the foyer, kitch and formal areas. Custom built cabinets, by local cabinet maker, with your choice of counter tops. Skylit master bath with whirlpool and seperate ceramic tile shower with glass enclosure. Free interior design and architectural services.

Property Information

Approx. Living Area: **3050 sq. ft.**

Approx. Acres: **2.1 (91710 sq. ft.)**

Garage Spaces: **2 Attached**

Living Area Includes:

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

Parking Spaces: **4 Off-Street**

Living Area Source: **Owner**

Cool Zones: **2 Central Air**

Approx. Street Frontage: **200 ft**

Living Area Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	16x15	Hard Wood Floor
Dining Room:	1	14x15	Hard Wood Floor
Family Room:	1	16x18	Fireplace, Skylight, Cathedral Ceils, Ceiling Fans, Wall to Wall Carpet
Kitchen:	1	14x23	Skylight, Hard Wood Floor, Dining Area, Pantry
Master Bedroom:	2	14x20	Cathedral Ceils, Ceiling Fans, Walk-in Closet, Wall to Wall Carpet
Bedroom 2:	2	14x24	Wall to Wall Carpet
Bedroom 3:	2	14x13	Wall to Wall Carpet
Bedroom 4:	2	12x13	Wall to Wall Carpet
Bath 1:	2	14x11	Full Bath, Skylight, Cathedral Ceils, Ceramic Tile Floor, Hot Tub/Spa
Bath 2:	2	8x6	Ceramic Tile Floor
Bath 3:	1		Ceramic Tile Floor
Laundry:	2		--
Office:	1	13x13	Wall to Wall Carpet

Features

Appliances: **Range, Dishwasher**

Basement: **Yes Full**

Beach: **No**

Beach Ownership: **Other (See Remarks)**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Clapboard**

Exterior Features: **Deck, Prof. Landscape, Screens**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size: **IRREG**

Foundation Description: **Poured Concrete**

Hot Water: **Oil, Tank**

Insulation: **Full**

Interior Features: **Cable Available**

Lot Description: **Paved Drive**

Road Type: **Private, Paved, Cul-De-Sac**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **Private Water, Private Sewerage**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Disclosures: **conservation restriction
commission paid on base price**

Exclusions:

Home Own Assn: **No**

Lead Paint: **None**

UFFI: **No** Warranty Available: **Yes**

Year Built: **2008** Source: **Builder**

Year Built Description: **To Be Built**

Year Round:

Tax Information

Pin #:

Assessed: **\$0**

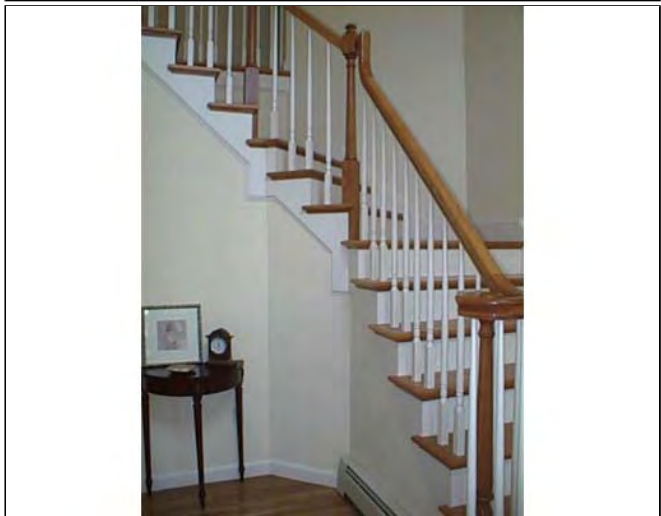
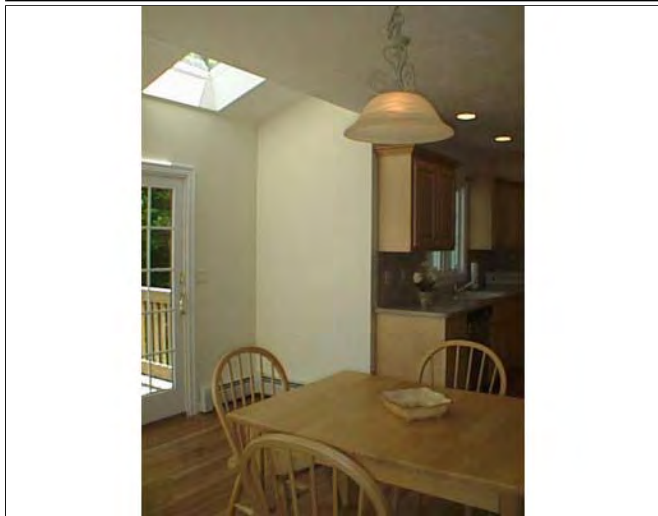
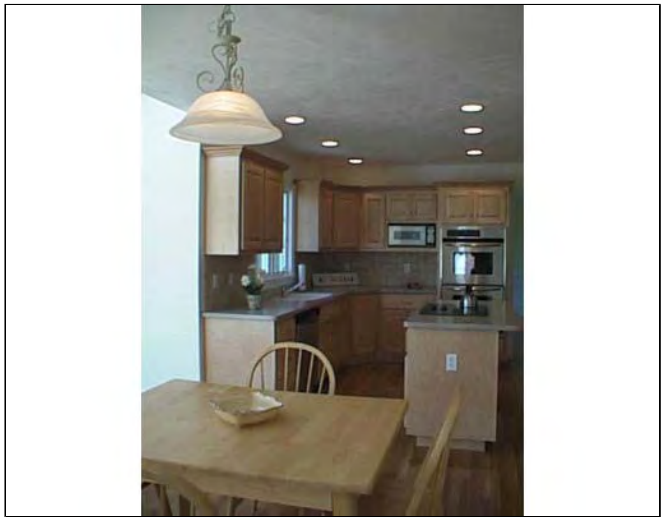
Tax: **\$0** Tax Year: **2008**

Book: **0** Page: **0**

Cert:

Zoning Code: **RES**

Map: Block: Lot:



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Specifications:

Kendall Homes Typical Maplewood Estates Berlin

Exterior Grounds:

- 1) Driveway Paved
- 2) Front walkway, Brick with Post Light. Cost of post and light from allowance.
- 3) Front steps: Wood to portico
- 4) Landscaping, Graded, loamed and seeded in disturbed areas, mulched as needed, 12 shrubs

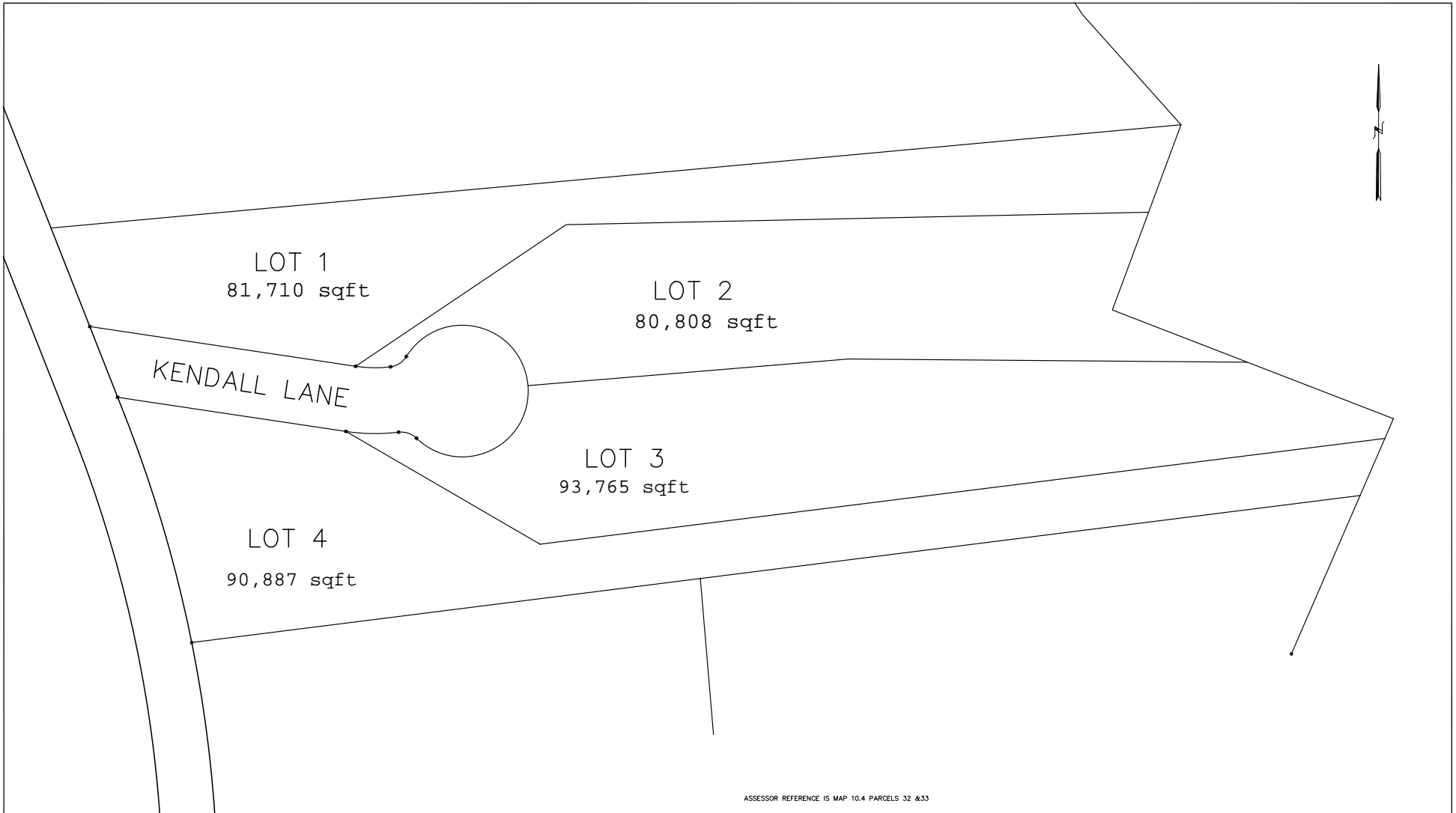
Exterior House:

- 1) Foundation, Poured concrete, 10 inches w/footings, dimensions per plans
- 2) Basement floor, poured concrete w/drainage system where engineering calls for it
- 3) Typar wrap, Yes
- 4) Insulation, Walls min R13 fiberglass w/vapor barrier, Ceilings min R30-9", Basement ceiling min R19-6"
- 5) Siding, Hardee Plank stained one coat over pre-primer
- 6) Trim, Pine, paint or solid stain 2 coats
- 7) Colors, Samples with decorator. Builder retains right of refusal.
- 8) Shutters, Vinyl on front of house only, if applicable, per plans
- 9) Windows and Doors, Andersen High Performance Low E, vinyl clad, double hung windows, with screens and grills. French Doors and Sliders, Anderson vinyl clad. Skylights, Velux, fixed panel as per plans. Front and garage entry, swing doors, insulated fiberglass. Garage doors insulated metal
- 10) Deck, pressure treated lumber, sized and placed as per plans.
- 11) Water spigots, front and rear 1 each.
- 12) Outside electric plugs, front and rear 1 each
- 13) Frame construction 2" X 4"
- 14) Roof, Fiberglass shingles, 30 year rating, Architectural.
- 15) Exterior sheathing, plywood
- 16) Change orders: the buyer, may, with approval of the Builder and without invalidating this Agreement, order changes in the work consisting of additions, deletions, or modifications, and the Purchase Price shall be adjusted accordingly. All such changes in the work, as well as any additional cost or credit to the Buyer shall be determined by mutual agreement evidenced by a written change order, ("change order"), signed by both Buyer and Seller. The additional charge shall be paid prior to implementation of any such change. Builder shall have the right to decline a requested change

Interior:

- 1) Walls: Imperial board with skim coat of plaster painted, one coat, off white throughout. Wonder board behind any bathroom wall tiles.
- 2) Ceilings and closet walls: Textured plaster
- 3) Doors: 6 panel Masonite. Closet, paneled bifolds.
- 4) Trim: doors and windows cased, baseboard installed though the house. Living Room trim to include Crown Molding, Dining Room trim to include Crown Molding, Chair Rail and picture frame wainscoting effect. All trim painted, 2 coats.
- 5) Fireplace: Brick w/Mantel as per plans.
- 6) Flooring: Baths, ceramic tile, \$3.00 per sq. ft allowance, materials only, installation by Builder. Foyer, Living Room, Dining Room, Kitchen, and staircase all sealed hardwood. Bedrooms, Family Room, Study and upstairs hallway carpeted with pad installed allowance of \$20 per yard includes labor and material.
- 7) Kitchen Cabinets and Bathroom Vanities and Countertops: Allowance of \$15,000 installed, labor and materials. Supplied by Stokes Woodworking 978-562-4646.
- 8) Sinks: porcelain in baths and kitchen.
- 9) Bathroom Fixtures: Upstairs main bath, fiberglass tub/shower. Master Bath, whirlpool tub, and separate ceramic tile shower with glass enclosure. Double sinks in Main and Master baths.
- 10) Bathroom mirrors, towel bars, paper holders and such are not included in the price of the home. Cost of these items will be the responsibility of the Buyer, but the Builder will install such items, provided they are supplied to the job as instructed by the Builder.
- 11) Appliances, (\$2000 Allowance). Installation of dishwasher, microwave, standard refrigerator, and stove or cooktop and oven with non-venting hood is included. Other appliances and Zero clearance or oversized refrigerators will incur a service fee over and above the cost of the appliance. Builder will quote additional cost. Supplier: Hudson Appliances 978-562-3352.
- 12) Light Fixtures, (\$2000 Allowance, supplies only), includes bell or chime. Builder to supply up to 10 recessed lights at no charge. Supplier: Daddario 508-528-0006.
- 13) Heating System, Buderus hi efficiency hydro, fueled by oil, 2 zones.
- 14) Washer and Dryer, hookups only located per plans. Dryer hookup, electric 220 volt.
- 15) Smoke Detectors & Carbon Monoxide Detectors Per code.
- 16) Electrical Service, 200 amp or as per plan.
- 17) Hot Water, fueled by gas where available or 60 gallon storage off oil heat.
- 18) Telephone and Cable, wired to the house, interior telephone to 5 locations and cable to 3 locations.
- 19) Alarm System, rough only
- 20) Central Vacuum, rough only
- 21) Air Conditioning, installed two zones
- 22) 3 Garage door openers installed

All Specs and Allowances are subject to change, at the builder's discretion, until a final contract is signed.



ASSESSOR REFERENCE IS MAP 10.4 PARCELS 32 & 33

<p>KEY</p> <p>..... PROPOSED CONCRETE STREET BOUND</p>
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THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

APPROVED UNDER THE SUBDIVISION CONTROL LAW.
BERLIN PLANNING BOARD
DATE: _____

<p>CLT. NO. 2199</p> <p>JOB NO. 28-1679</p> <p>DWG. NO. KENDALLBERLIN</p> <p>DATE: APRIL 11, 2006</p> <p>REVISION DATES: MAY 18, 2006 JUNE 30, 2006</p>

SCALE: 1 INCH = 40 FEET

FEET 0 20 40 80 120

METERS 0 25 50

THOMPSON - LISTON ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51 MAIN STREET, PO BOX 570
BOYLSTON, MASS. 01506-0570
TEL 508-869-6151 FAX 508-869-6842
EMAIL: info@tlainc.net

"MAPLEWOOD ESTATES"
DEFINITIVE SUBDIVISION PLAN OF LAND
BERLIN, MASSACHUSETTS

OWNER AND APPLICANT:
KENDALL HOMES, INC.
67 SMITH ROAD
NORTHBOROUGH, MA 01532

SHEET L1

Process for Free Architectural Services:

- 1) Reserve your choice of lots by signing a reservation form and making a deposit of \$1000, fully refundable.
- 2) To meet with the architect to discuss modifying a Kendall Home plan or designing a custom home, a non-refundable deposit of \$500 is required. This payment will go toward the purchase price of the home as long as you finally do purchase the home.
- 3) A computer generated preliminary set of floor plans will be generated for your review from the initial discussions with the architect.
- 4) If you decide to continue the process toward a final set of construction drawings you'll be asked to make the original \$1000 reservation non-refundable. This deposit will also go toward the final cost of the home as long as you finally do purchase the home.
- 5) The process will continue, with a maximum of 4 plan revisions, until a final set of plans is complete and approved by you, the Buyer, but no longer than 60 days after signing the original reservation form. By this time you will be expected to sign a final set of plans and a P&S agreement. The above deposits will be credited, in full, toward the final purchase price of your home.

If you decide not to sign a P&S agreement and not to purchase a Kendall Home then you will forfeit the above deposits or you may pay an additional \$2000 to purchase a complete set of construction drawings. If more than 4 plan revisions are necessary each additional revision will incur a non-refundable \$500 charge paid in advance.

Reservation Agreement Dated: _____

Property: _____

Receipt of \$1,000.00 is hereby acknowledged as a deposit to hold said lot for the construction of the home described in the attached feature sheet.

Base price is agreed to as \$_____

Buyer agrees to execute a mutually agreeable Purchase and Sales Agreement, including finalized plans, and options that have been decided upon, within 14 days of the date of this agreement, unless extended at the Seller's option. If the Buyer and Seller do not sign a P&S Agreement, or extend this reservation, then both parties agree that the deposit money will be returned to the buyer and this agreement shall have no further meaning or purpose and seller shall be free to enter an agreement with others.

Buyer agrees to meet with Seller or Seller's designees to discuss house plans and options. Buyer also agrees to pursue a mortgage pre-approval certificate, which includes credit verification, with a lending institution of their choice, unless such pre-approval has already been provided. Buyer agrees to provide this pre-approval to seller by the end of this agreement.

Buyer acknowledges that purchase is **NOT** contingent on the sale or lease of any Buyer property.

Buyer _____

Buyer _____

Seller _____

Seller _____



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Westford MA 01886
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978-759-0504