



ENVISION YOUR FUTURE



Discover Randall Road Homes - Centrally located in Berlin, Massachusetts

Welcome to Randall Road Homes, where modern luxury meets captivating small-town charm in an extraordinary collection of residences. Each home is meticulously designed for seamless sophistication and comfort, offering expansive living spaces. Enjoy privacy and outdoor living on generously sized lots.

Ideally situated just minutes from premier shopping, diverse dining, and major travel routes, this neighborhood strikes a perfect balance between everyday convenience and a serene natural escape. Developed by an exceptional builder renowned for quality craftsmanship, Randall Road Homes promises excellence in every detail of design and construction.

Visit our website RandallRoadHomes.com



For the latest information visit our website
www.RandallRoadsHomes.com

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Visit us at RhodesRealtyAdvisors.com

LOCATION, LOCATION, LOCATION!

SCHOOLS:

- Tahanto Regional High & Middle School
- Berlin Memorial Elementary School

GROCERIES & SHOPPING:

The Shops at Highland commons – Hudson/Berlin

- Market Basket
- Hannaford
- BJ's
- Lowe's
- TJ Max
- Ulta
- Petsmart
- Cabela's

Solomon Pond Mall - Marlborough

- Target
- Movie theater
- Mall

Downtown Hudson:

- The Haberdash
- Serendipity
- Center at Hudson
- Paisley Boutique
- B Barton & Co
- Crose Nest
- Owen & Sage

GOLF:

- The International
- Berlin Country Club
- Wedgewood Pines
- Charter Oak Country Club

NATURE TRAILS:

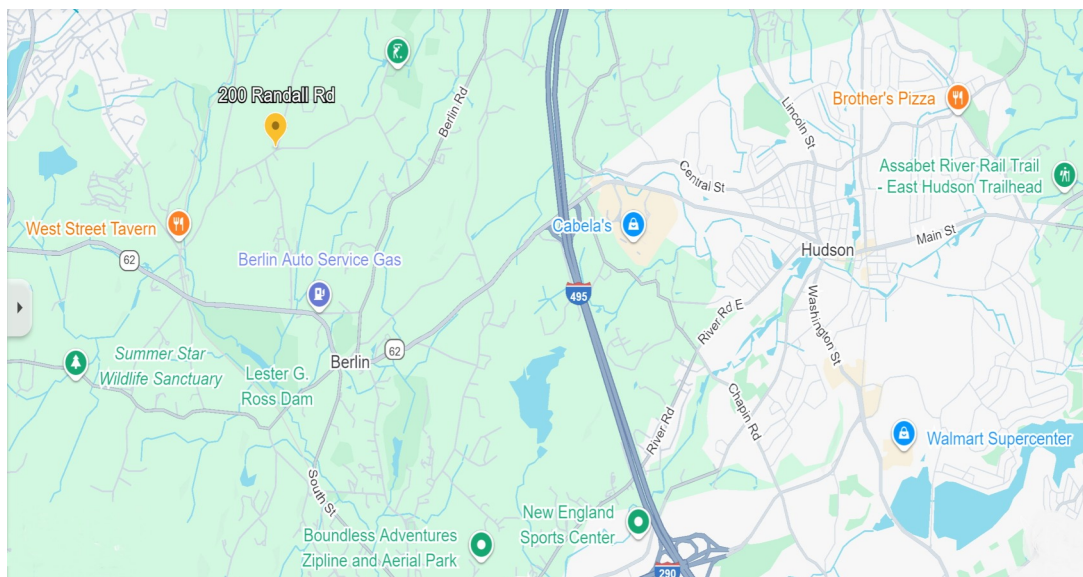
- Gates Pond Reservoir
- Forty Caves
- Tower Hill Botanical
- Garfield Woods
- Assabet River Nature Trail
- Wachusett Reservoir

FOR THE FAMILY:

- Animal Adventure's Family Zoo
- Davis Farmland
- New England Botanic Garden
- Discovery Museum
- Berlin Orchards
- The Bolton Fair
- Kimballs Farm

FITNESS:

- Be Well Be Fit
- Fit Factory Berlin
- F45 Training Hudson
- Evolve Fitness and Nutrition
- Rush Cycle
- Crunch Fitness





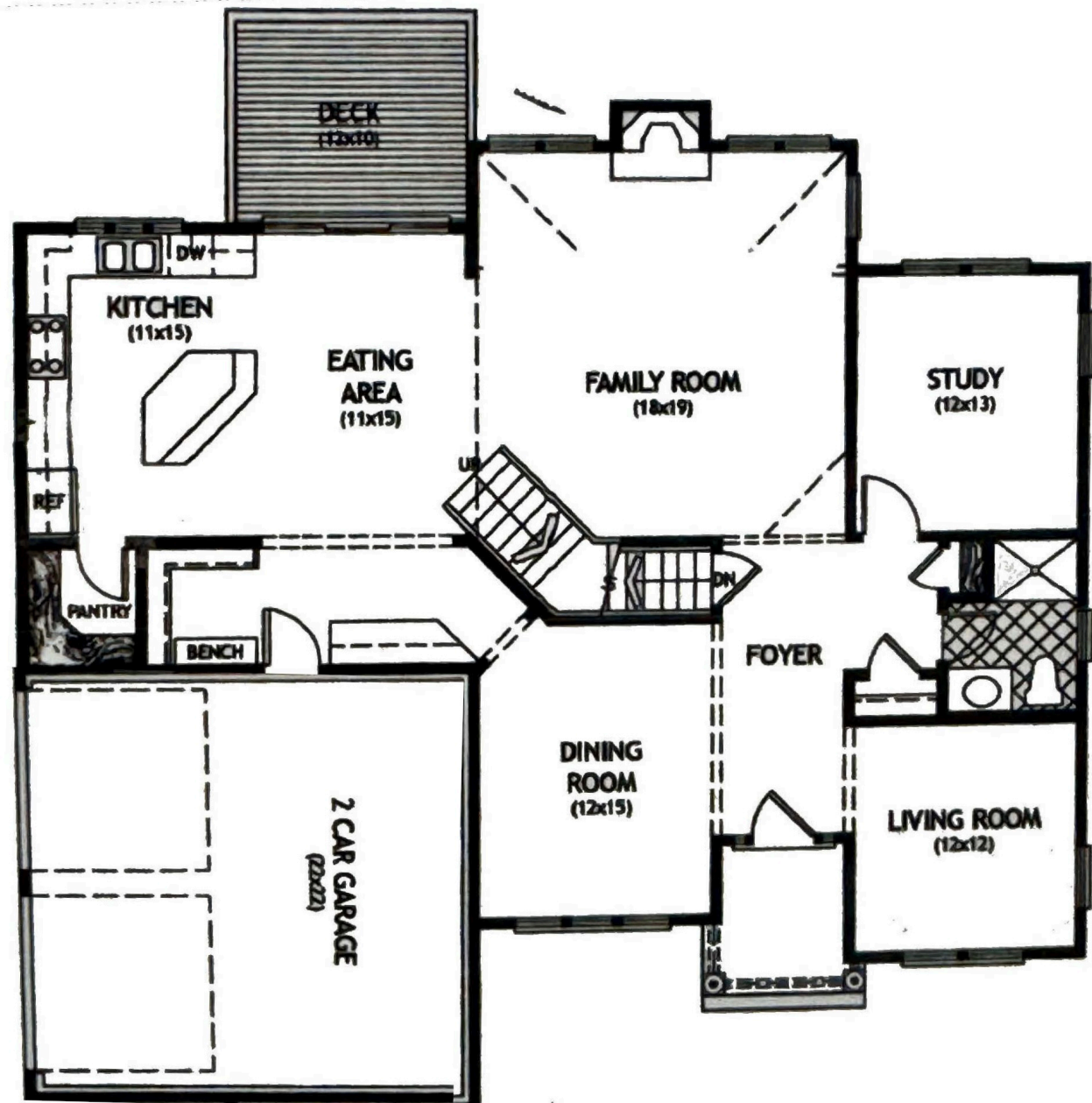
RANDALL ROAD
HOMES

Front Elevation

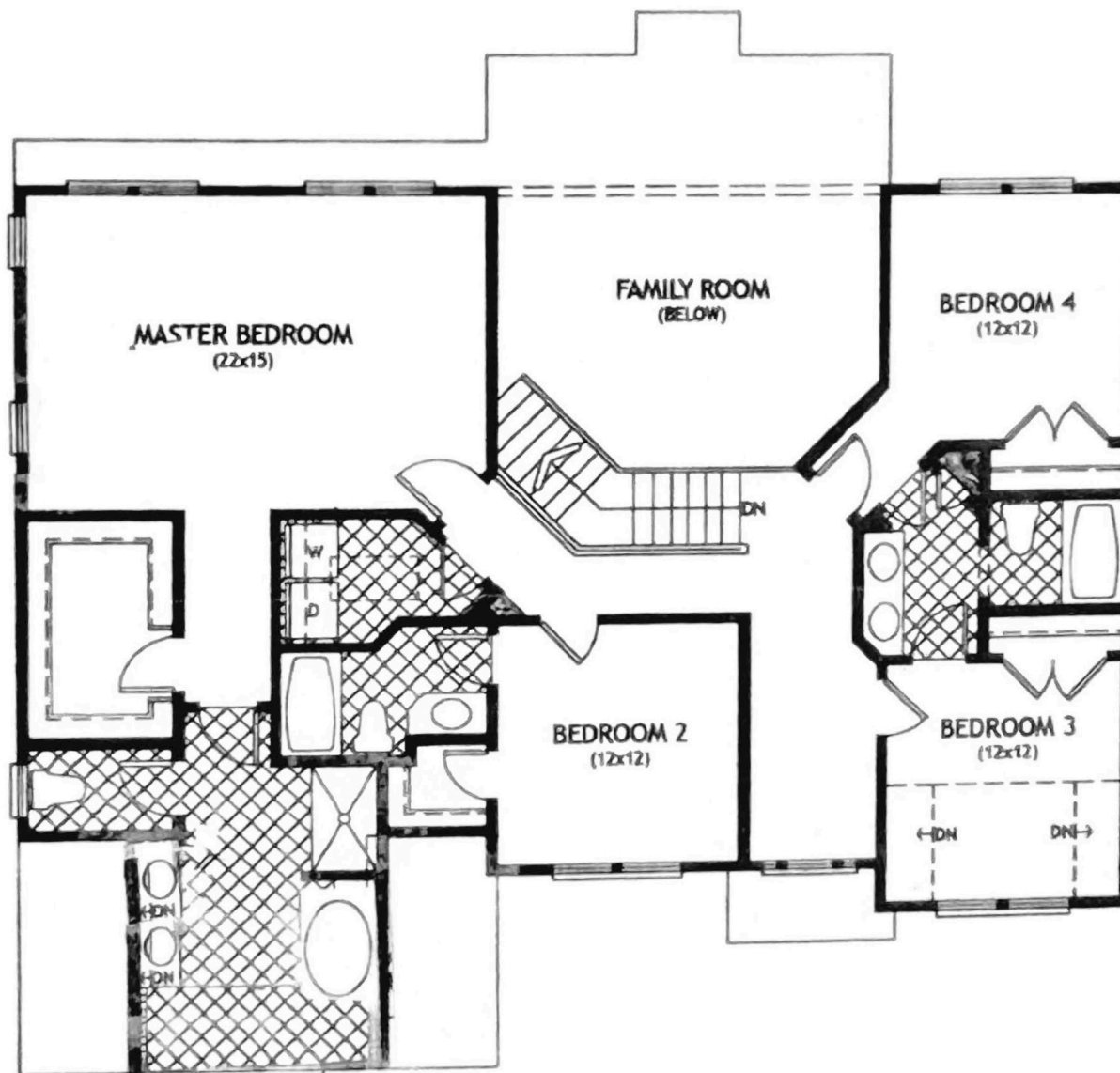
3200 Square Feet



RANDALL ROAD
HOMES



FIRST FLOOR



RANDALL ROAD
HOMES

SECOND FLOOR



200 Randall Road - Berlin MA

BUILDING SPECIFICATIONS

FOUNDATION:

Poured concrete, 10" thick walls with 4" thick floors.

EXTERIOR WALLS:

Exterior Framing: 2"x 6" with maintenance free vinyl siding and trim. Garage framing is 2" x 4"

INSULATION:

Walls: R-20 fiberglass insulation

Roof: R-49 fiberglass insulation

Basement Ceiling: R-30 fiberglass insulation

ROOFING:

Lifetime architectural shingles; continuous drip edge along all eaves; ridge vents with soffits to ventilate attic.

WINDOWS:

United thermo pane tilt-in windows internal grills, full screens. Window locations and sizes per Builder.

EXTERIOR DOORS: Six panel fiberglass or steel insulated (style per plan).

GARAGE DOORS:

Carriage style Doors

INTERIOR WALLS AND CEILINGS:

Walls: ½" blue board with smooth skim coat plaster

Closets and ceilings: Texture or sand finish

First & 2nd floors 9ft Ceilings

INTERIOR DOORS & TRIM:

Smooth six-panel masonite doors.

7 ¼ Baseboard on 1st & 2nd floor windows & doors

Crown molding in first floor living areas

(excludes bathroom & laundry room)

Chair rail & wainscoting in family room, dining room & study

PLUMBING:

All plumbing to be in accordance with state and local codes. Decorative plumbing fixture package from Builder's options

2 exterior spigots (1 in front & 1 in back)

ALLOWANCES:

Appliances - GE Stainless Steel \$6,000

Kitchen & Bath Cabinetry - \$15,000

Granite Countertops - \$7000

Lighting - \$1,000

Tile - \$3.50 Per Sq. ft

LIGHTING & CLOSETS:

Wire shelving in bedroom, linen and pantry closets
(See lighting allowance) (bath accessories are not included.)

CABINETS & COUNTERTOPS per plan: Granite counters in kitchen & 2nd Floor Baths. Cabinets: from Builder's options.

APPLIANCES:

GE appliances: Gas range, microwave & dishwasher.

*** Refrigerator not included**

FLOORING:

Hardwood Floors throughout (except baths & Laundry - ceramic tile.

INTERIOR PAINT:

One coat primer plus one coat of flat latex walls. All trim doors primed plus one coat of semi-gloss.

Colors: 2 interior flat wall colors and 1 interior semi-gloss trim color throughout from Builder's options.

HVAC:

Forced hot air by propane gas with central air.

2 heating/cooling zones.

Instantaneous (tankless) Hot Water System

ELECTRIC SERVICE - 200 AMP:

Underground service; outlets and switches per code,

Decorative lighting package from Builder's options.

Includes interior recessed lights throughout

2 exterior electric outlets (1 in front & 1 in back)

PULL DOWN STAIRCASE:

To attic (plan specific)

SEWERAGE DISPOSAL & WATER SERVICE:

Private well & septic system

DRIVEWAY & LANDSCAPING:

Asphalt driveway per plan; Lawn areas to be graded

loomed and seeded

Front with walkway & decorative planting

PORCHES & DECKS per plan:

Front porch: Custom granite stairs

Rear: deck: Composite deck w/vinyl rails 12' x 12'

SHUTTERS:

Plan specific (front of house only)

TELEPHONE/CABLE:

Telephone Jack & 1 internet per builder's plan



LOCUS MAP
1"=400'

ZONING DISTRICT: RESIDENTIAL AGRICULTURE

DESCRIPTION	CONVENTIONAL
MIN. LOT AREA	80,000 SF
MIN. FRONTAGE	200 FT
	175 FT *
	100 FT **
MIN. WIDTH	100 FT
MIN. FRONT YARD	50 FT
MIN. SIDE YARD	20 FT
MIN. REAR YARD	40 FT

* REDUCED FRONTAGE WHEN LOT AREA IS LESS THAN 200,000 SF AND THE LOT IS LESS THAN 400' WIDE.
 ** REDUCED FRONTAGE WHEN LOT AREA IS GREATER THAN 200,000 SF AND NO MORE THAN ONE SUCH LOT IS REDUCED FOR ANY CONTINUOUS 400 FEET OF FRONTAGE.

RECORD OWNER & ADDRESS:
 WILLIAM & BARBARA WIRTH
 233 RANDALL ROAD
 BERLIN, MASSACHUSETTS

DEED REFERENCES:
 BOOK 16173 PAGE 96

PLAN REFERENCES:
 PLBK 974 PL 88
 PLBK 965 PL 39

ASSESSORS MAP: 20 PC 36

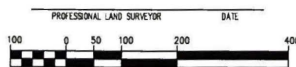
ZONING DISTRICT: RESIDENTIAL-AGRICULTURAL

NOTES:
 1. THE INTENT OF THIS PLAN IS TO CREATE LOTS 1, 2, 3 AND PARCEL B.
 PARCEL A IS THE REMAINING LAND OF WIRTH.
 2. ADJUTING PROPERTY OWNERS AND PROPERTY LINES ARE DEPICTED PER ASSESSOR RECORDS.

RESERVED FOR REGISTRY USE

APPROVAL NOT REQUIRED UNDER
 THE SUBDIVISION CONTROL LAW
 BERLIN PLANNING BOARD

I CERTIFY THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS
 OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS



RRH

RANDALL ROAD HOMES

Good news! While the site plan is still under wraps for a bit, we're accepting pre-marketing reservations. For best lot selection, please call or text us today!