

A Private Colonial Retreat on 5.48 Wooded Acres

4,220 Sq Ft | 4 Bedrooms | 2.5 Baths | Berkley, MA

When you turn into the paved driveway, what greets you is more than a house — it feels like home.

Privately set on 5.48 wooded acres in the Wagamont Trails area of Berkley, this 4,220 sq ft Colonial offers quiet, space, and the promise of beauty in every season. Wildlife moves gently through the property. Forest walking trails wind through the trees. In summer, the garden thrives. In winter, the fireplaces glow and the library invites you to settle in with a good book.

Built in 2002 and thoughtfully improved, the home balances traditional New England architecture with modern infrastructure and flexible living spaces.

A Kitchen Designed for Gathering

At the heart of the home is a 595 sq ft upgraded kitchen featuring granite countertops and backsplash, an induction stove, stainless appliances, a new deep double sink, and a bright bay window. Informal in-kitchen dining and an open layout create a natural gathering space for daily life and entertaining alike.

Living Spaces with Warmth & Character

The living room features one of three fireplaces, new granite hearth detail, built-in surround sound capability, and direct access to the deck and outdoor spaces.

A custom library offers built-in bookcases, window seats with storage, an electric fireplace, in-ceiling speakers, and wired connectivity — a rare and thoughtful addition that adds both architectural character and functional workspace.

The flexible fourth bedroom is currently configured as a media room with surround sound, built-in components, and integrated wiring — easily adaptable for guest space, office, or creative studio.

A Primary Suite Retreat

The expansive 882 sq ft primary suite includes a private sitting area with fireplace, walk-in closet, and an ensuite bath with double vanity, tiled shower, and Jacuzzi soaking tub. It is a true retreat within the home.

Infrastructure & Flexibility

The property offers:

- Walk-out basement
 - Walk-up attic with additional storage decking
 - Heated 12' x 16' workshop with utility sink
 - 10' x 16' storage shed with 30 AMP electric
 - Generator-ready electrical system with isolated critical circuits
 - 200+ amp electric service
 - Central air (3+ zones)
 - Private well and septic
 - Two-car attached garage
 - Six total parking spaces
 - No HOA
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Outdoor Living

The wraparound porch, Trex deck, patio, fenced yard, raised garden beds, and wooded walking trails create a balanced outdoor setting — peaceful yet functional.

The Taunton River boat launch located in the Weir is just three miles away, with nearby state parks and conservation areas offering additional recreation opportunities.

This is a substantial Colonial offering privacy, space, and thoughtful upgrades — a home that supports daily living, creative pursuits, and quiet moments alike.

First Floor Features

9 ' Ceilings

Open Concept Floor Plan

Kitchen

- Sqft: 595 Level: Main, First
- Flooring – ceramic tile
- In-Kitchen Informal Dining

Upgraded Kitchen Features

- Granite Countertops / Backsplash
- Induction Stove
- New 1200 W GE Profile Microwave
- New Large/Deep Double Sink / Faucet
- Garbage Disposal Ready
- New Kitchen Sink Window

Dining Room

- Sqft: 170 Level: Main, First
- Flooring – Hardwood

Living Room

- Sqft: 504 Level: Main, First
- Flooring- wall to wall carpet
- Built-In Speakers Provide Surround Sound Opportunity
- Satellite and Cable
- Fireplace (new granite hearth)
- Ceiling Fans: 2
- Balcony – Exterior
- Deck – Exterior
- Exterior Access (2) French Doors
- Basement Access

First Floor Features

Bathroom

- Sqft: 37 Level: Main, First
- Flooring: ceramic tile
- Single vanity/sink

Mudroom

- Sqft: 141-3/4 Level: Main, First
- Flooring - Vinyl
- Exterior Doors (2) (New Exterior Back Door)
- Garage Entrance
- Shop Entrance

Workshop/Mother-in-law Room

- Sqft: 192 Level: second
- Flooring – cement
- Large Utility/Slop Sink
- Baseboard Heating
- Exterior Double door

Garage

- Sqft: 576 Level: First
- Flooring – cement
- Two car garage
- Garage Door openers (new)

Basement

- Sqft: 1394 Level: basement
- Flooring – cement
- Walkout Basement
- Critical Electric Circuits Isolated / Automatic Generator Ready
- Electronics/Network Switch Cabinet

SECOND FLOOR FEATURES

Primary Bedroom Features:

- Sqft: 882 Level: second
- Flooring – wall to wall carpet
- Satellite TV & Cable
- Ceiling fan
- Walk-in closet
- Sitting room with fireplace and new granite hearth, ceiling fan

Primary Bathroom –

- Sqft: 131 Level: second
- Flooring – ceramic tile
- Full – double vanity/sink
- ceiling fan,
- Jacuzzi/Whirlpool Soaking tub
- Shower Stall w/built-in seat

Bedroom 2

- Sqft: 171 Level: second
- Flooring – wall to wall carpet
- Satellite TV & Cable
- Large walk-in closet
- Ceiling fan

Bedroom 3

- Sqft: 114 Level: second
- Flooring – wall to wall carpet
- Satellite TV & Cable
- Ceiling fan
- Closet

Bathroom Main

- Sqft: 97 Level: second
- Flooring – ceramic tile
- Bathroom – full,– double vanity/sink/tub, ceiling fan/vent
- Closet

SECOND FLOOR FEATURES

Bedroom 4/Media Room

- Sqft: 288 Level: second
- Flooring – wall to wall carpet
- 2 ceiling fans
- Closet
- 12'x24' space
- Surround Sound 5.2
- 4 In-Ceiling Speakers
- Built-In Center Speaker
- Wired for Bass Speaker
- Built-In Receiver Cabinet, Houses
 - Receiver
 - DirecTV Receiver
 - Cable Hook-Up
 - Network Extension Router (in closet)

Library

- Sqft: 576 Level: second
- Flooring – carpet and hardwood
- 24' x 24' Built-In Book Cases
- Built-In Credenza
- Window Seats (4)
- Electric Fireplace
- In-Ceiling Speakers
- Wired Internet / Telephone

Laundry Room

- Sqft: 40 Level: second
- Flooring – Vinyl
- Washer/Electric Dryer hookup
- Above appliance cabinets
- Clothes rack

SECOND FLOOR FEATURES

Hall Closed

- Sqft: 14 Level: second
- Flooring – wall to wall carpet

Extra Storage Attic

- Sqft: 184 Level: attic
- Flooring – plywood decking
- Access from Library

Exterior Features

Street Lights (2)

- Lighted driveway with (20 architectural street lights)
- In-Ground Conduit on both sides of driveway allow extension to street

New Cupola Light

- Long Life LED

Porch/Patio

- Sqft: 671 Level: Main, First
- Flooring – Plank Flooring on wrap around deck
- Flooring – Trex Flooring on patio
- Wrap around covered porch

28' x 38' Raised Box Garden

- 2 In-Garden Water Spickets
- Electrical Conduit In-Ground provides electrical Features such as pond or fountain opportunity

10' x 16' Storage Shed

- 2-door access (double door on side / single door on front) - lockable
- 2-windows provide natural light
- Ramp for Lawn Tractor Access
- 30AMP electric service

Exterior Features

3' x 12' Wood Shed

Large Fenced Back Yard

4' x 6' Dog House / Storage

- Can double as children's playhouse
- Front pulls open to allow easy access for cleaning and storage
- Roughed in electric and plumbing (spicket)

Wooded Walking Trails (.4 miles)

Septic tank inspection

Well water inspection

Boat Launch 3 miles on Taunton River

Dighton State Park

Sweets Knoll State Park

Improvements

Upgraded Kitchen

- Granite Countertops / Backsplash
- Induction Stove
- New 1200 W GE Profile Microwave
- New Large/Deep Double Sink / Faucet
- Garbage Disposal Ready
- New Kitchen Sink Window

Library

- 24' x 24' Built-In Book Cases
- Built-In Credenza
- Window Seats (4)
- Electric Fireplace
- In-Ceiling Speakers
- Wired Internet / Telephone

Improvements

4th Bedroom / Media Room

- 12'x24' space
- Surround Sound
- In-Ceiling Speakers
- Built-In Center Speaker
- Wired for Bass Speaker
- Built-In Receiver Cabinet, Houses
- Receiver
- DirecTV Receiver
- Cable Hook-Up
- Network Extension Router (in closet)

New Granite Fireplace Hearths (Living Room and Master Suite Sitting Room)

New Mudroom Door (back door)

Extra-Storage Attic

- Access from Library
- 8' x 20' plywood decking

12' x 16' Heated Workshop

- New Double Exterior Door (provides drive up access for material loading/unloading)

New Garage Door Openers (2)

Street Lights (2)

- In-Ground Conduit on both sides of driveway allow extension to street

New 12' x 23-½' Trex Back Deck

New Cupola Light

- Long Life LED

New Security System

- Unmonitored - can subscribe for monitoring

Improvements

28' x 38' Raised Box Garden

- 2 In-Garden Water Spickets
- Electrical Conduit In-Ground provides electrical Features such as pond or fountain opportunity

10' x 16' Storage Shed

- 2-door access (double door on side / single door on front) - lockable
- 2-windows provide natural light
- Ramp for Lawn Tractor Access
- 30AMP electric service

Other Features

Open Concept Floor Plan

In-Kitchen Informal Dining

9' Ceilings on First Floor

Whole-House DirecTV Satellite TV

Built-In Speakers Provide Surround Sound Opportunity

Walkout Basement

3' x 12' Wood Shed

Large Fenced Back Yard

- Drive through double gate

4' x 6' Dog House / Storage / children's playhouse

Wooded Walking Trails (.4 miles)

Critical Electric Circuits Isolated / Automatic Generator Ready

Large Utility Sink in Workshop