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## 107 Berlin Road Bolton, MA 01740

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Quality crafted Colonial perched upon 4.5 tranquil acres exuding uncommon character & charm. The kitchen with Crown Point cabinets, gas cooking, leather granite counters, stainless appliances & breakfast bar opens to a sun-drenched dining room. Skylights flood the spacious 29'x21' bonus room above the attached garage with natural light. The family room's Rumford fireplace is graced with a wrought iron fire screen crafted by local artisan. Enjoy handsome wide pine floors, an enviable 20'x10' mudroom, whole house generator & detached 2 story heated garage with 9' doors - a hobbyist's dream! This exquisite hilltop retreat boasts a huge deck & sprawling patio overlooking an expansive level backyard. Imagine planting in raised bed organic gardens, gathering with friends around the fire pit or relishing distant orchard & vineyard views. The exterior of this energy efficient 2x6 custom built home was painted in 2019. A treasured property that will capture your imagination & steal your heart!



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