



Mark H. Shear

**Berman Property Solutions**

201 Park Ave.  
Worcester, MA 01609  
508-769-9419  
mshear@bermanpropertysolutions.com

Details on the  
property located at

**125 Birch Island Rd  
Webster, MA 01570**

MLS # 3957337  
Single Family - Detached

List Price: **\$500,000**

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### Single Family - Detached

**125 Birch Island Rd**  
**Webster, MA 01570**  
**Worcester County**

List Price: **\$500,000**

Style: **Other (See Remarks)**

Total Rooms: **7**

Color: **white**

Bedrooms: **3**

Grade School:

Bathrooms: **1f**

Middle School: **Webster Middle School**

Main Bath:

High School: **Bartlett High School**

Fireplaces: **0**

Approx. Acres: **0.11 (4,860 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Directions: **Birch Island Rd is off of Thompson Rd. Head East on Birch Island Road around to the end for #125.**

**\$500K MINIMUM BID AUCTION on site on Saturday, SEPTEMBER.13th, 2025 at 10:00 AM. (Preview at 8:30am) The LAKEFRONT HOME you've always dreamed of – just 1 mile from I-395 on Middle Pond on Webster Lake. This 1935 3 BR, 1BA, 4-season home offers a rustic feel, an easterly exposure, and is move-in ready! Enjoy the beauty of the lake from the DR, the L-shaped LR, 3-season porch, patio and deck. Walk right into the lake from a short stairway. A perfect home for family time, entertaining or solitude– with plenty of space to spread out. The 3 BRs are upstairs, offering privacy, peace and quiet. Ample storage, w/built-ins, lg. closets and a walkout bsmt w/work area and space for a play area. Egress door from bsmt leads to a spacious storage area, then to a sitting area under the deck. Spacious 1-car garage offers addtl storage. Town water and sewer. Updated double-pane windows and heating system will let you comfortably enjoy lakeside living all year long! Come preview this amazing property!**

### Property Information

Approx. Living Area Total: **1,706 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,706 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Individual room measurements are approx. Living room is L-shaped so are 2 measurements shown.**

Heat Zones: **1 Hot Water Baseboard, Oil**

Cool Zones: **0**

Parking Spaces: **2 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **1 Attached, Garage Door Opener, Storage, Side Entry**

Disclosures: **On-Site Public Auction at 125 Birch Island Rd. Minimum Bid is \$500,000 + 10% Buyers Premium=Total Bid Price. Property is Offered As-Is, no contingencies, \$20,000 Deposit (Bank Check). Personal Property remaining on premises at time of Closing will become property of the Buyer, 45 days to Close.**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>10.5X21</b>	-
Dining Room:	<b>1</b>	<b>9X16</b>	-
Main Bedroom:	<b>2</b>	<b>10.5X24</b>	-
Bedroom 2:		<b>10X13</b>	-
Bedroom 3:		<b>8.5X9</b>	-
Bath 1:	<b>1</b>		<b>Bathroom - Full</b>
Den:	<b>1</b>	<b>8X14</b>	-
Sun Room:		<b>9X10</b>	-

### Features

Appliances: **Range, Dishwasher, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School**

Basement: **Yes Partial, Walk Out, Unfinished Basement**

Beach: **Yes Lake/Pond**

Beach Ownership: **Private, Public**

Construction: **Frame**

Electric: **110 Volts, Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Porch - Enclosed, Deck - Wood, Garden Area**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Concrete**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Oil**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Personal Property remaining on premises at time of Closing will become property of the Buyer, 45 day**

Facing Direction: **Southeast**

Green Certified: **No**

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1935** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Interior Features: **Cable Available, Internet Available - Unknown**  
 Lot Description: **Paved Drive, Sloping, Steep Slope, Scenic View(s), Other (See Remarks)**  
 Road Type: **Public, Paved**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**  
 Water Utilities: **City/Town Water**  
 Waterfront: **Yes Lake, Dock/Mooring, Frontage, Marina, Public**  
 Water View: **Yes Lake**




### Tax Information

Pin #: **M:56 B:B P:23**  
 Assessed: **\$604,500**  
 Tax: **\$7,181** Tax Year: **2025**  
 Book: **25440** Page: **22**  
 Cert:  
 Zoning Code: **LAKE 5**  
 Map: **56B** Block: **23** Lot: **0**

### Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:  
**Not Offered**  
 Seller-Offered Buyer's Broker Compensation:  
 Seller-Offered Facilitator Compensation:  
**Not Offered**  
 Seller-Offered Compensation Based On:  
**Compensation Offered but Not in MLS**

### Office/Agent Information

Listing Office: **Berman Property Solutions**  (508) 753-3989  
 Listing Agent: **Mark H. Shear**  (508) 769-9419  
 Team Member(s): **Mark H. Shear**  (508) 769-9419  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agency: **Lock Box**  
 Showing: Buyer's Broker: **Call List Office, Call List Agent, Lock Box, Appointment Required, Other (See Special Showing Instructions)**  
 Showing: Facilitator:  
 Special Showing Instructions: **Please Call/Text Auctioneer/Broker Agent Mark Shear to schedule a showing at 508-769-9419.**

### Firm Remarks

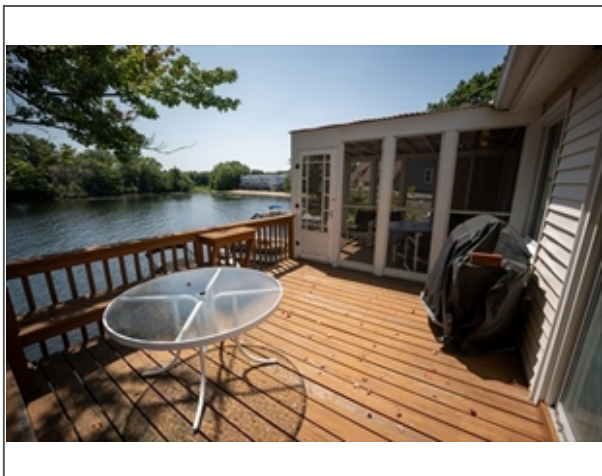
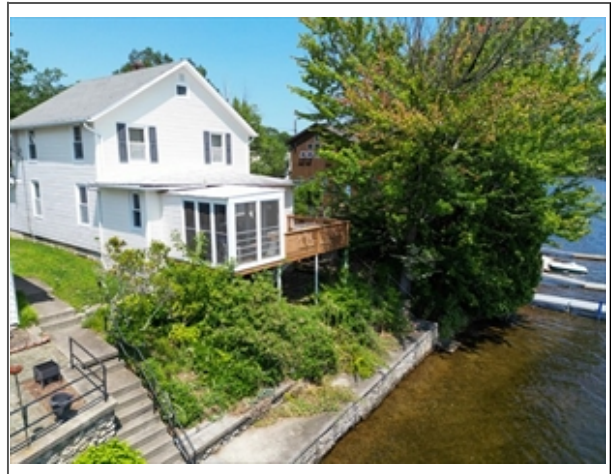
**This is a TRUSTEE requested MINIMUM BID AUCTION event to be held On-Site at 125 Birch Island Rd. on Saturday, SEPTEMBER 13th, 2025 at 10:00 AM. Minimum Bid is \$500,000 with a 10% Buyers Premium added to determine the Total Bid Price. Property is Offered As-Is with out contingencies. a \$20,000 Deposit (Bank Check) is required to register. Personal Property remaining on premises at time of Closing will become property of the Buyer, 45 days to Close. PARKING on-site in driveway for PRIVATE viewings. AUCTION DAY PARKING: We have Permission at "Waterfront Mary's parking lot (steps away at #103). Add'l Preview/Registration to begin at 8:30 AM the morning of the auction. Buyer Broker commissions offered by Seller Auctioneer /Broker (please inquire). The Main Bedroom appears to have originally been 2-BR' with a wall removed. Possible conversion back to (4) may be possible (?) Please visit [www.BermanPropertySolutions.com](http://www.BermanPropertySolutions.com) for Terms & broker/Agent information and/or call Auctioneer Mark Shear**

### Market Information

Listing Date: **8/18/2025**  
 Days on Market: Property has been on the market for a total of day(s)  
 Expiration Date:  
 Original Price:  
 Off Market Date:  
 Listing Market Time: MLS# has been on for day(s)  
 Office Market Time: Office has listed this property for day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing:

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**List Price: \$500,000**

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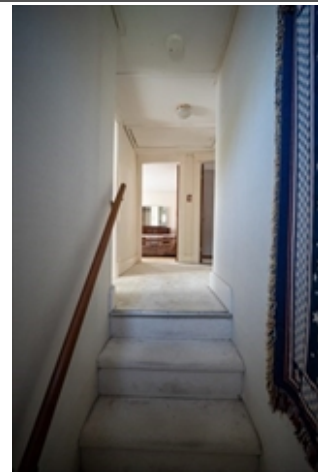
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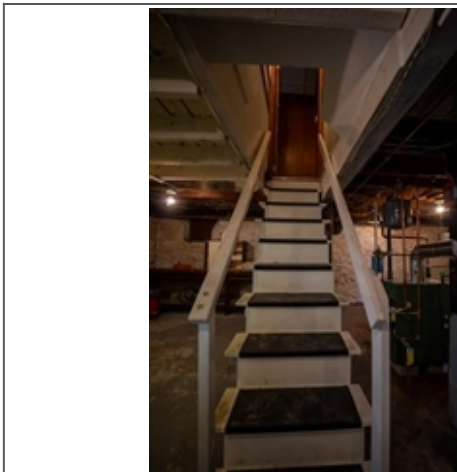
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