



**MLS # 72645419 - New
Single Family - Detached**

**72 Pratt Road
Quincy, MA 02171-1142
Norfolk County**

List Price: **\$719,900**

Style: **Colonial**
Color:
Grade School: **Squantum**
Middle School: **Atlantic**
High School:
Handicap Access/Features:

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **2 1/2**
Master Bath:
Fireplaces: **0**

Neighborhood/Sub-Division: **The peninsula of Squantum**
Directions: **E Squantum to Dorchester Street to Pratt Road**

Remarks

Move-in ready home awaits new owners. This updated colonial is filled with natural daylight, high ceilings, and hardwood floors. You are welcomed by an enclosed front porch which is a perfect space for backpacks and shoes when you get back from the short walk to the beach, park or school. The ground floor benefits from an updated, eat-in kitchen with a built-in pantry, a formal dining room, two living rooms & a half bath. Enjoy evenings on the deck overlooking the large fenced yard and patio area. There is also an outdoor shower to cool off on summer days and wash the sand from between your toes. When you check out the 3 bedrooms in this home, make sure you look IN the closets. They are some of the largest I've seen for a home of this age. The cherry on the cake at this property is the recent addition of a family room in the basement complete with sectional, a full bath and access to the oversized garage. Don't worry though there is still plenty of storage in the unfinished section too

Property Information

Approx. Living Area: **1,900 Sq. Ft.**

Approx. Acres: **0.15 (6,500 Sq. Ft.)**

Garage Spaces: **1 Attached, Under**

Living Area Includes:

Heat Zones: **1 Steam, Gas**

Parking Spaces: **2 Off-Street**

Living Area Source: **Owner**

Cool Zones: **0 None**

Approx. Street Frontage:

Living Area Disclosures: **Includes finished space in basement**

Disclosures: **Buyer to assume lease for solar panels. NO flood insurance needed.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		-
Kitchen:	1		-
Master Bedroom:	2		Closet - Walk-in, Closet, Flooring - Hardwood
Bedroom 2:	2		Flooring - Hardwood
Bedroom 3:	2		Flooring - Hardwood
Bath 1:	1		-
Bath 2:	2		-
Bath 3:	B		-
Laundry:	B		-
Bonus Room:	B		-

Features

Appliances: **Range, Dishwasher, Disposal, Microwave**
Area Amenities: **Public Transportation, Tennis Court, Park, Walk/Jog Trails, Bike Path, Public School**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Exterior Access**
Beach: **Yes Bay, Walk to**
Beach Ownership: **Public**
Beach - Miles to: **1/10 to 3/10**
Electric: **200 Amps**
Energy Features: **Solar Features**
Exterior: **Vinyl**
Exterior Features: **Porch - Enclosed, Deck, Patio, Outdoor Shower**
Foundation Size:
Foundation Description: **Fieldstone, Granite**
Hot Water: **Natural Gas**
Interior Features: **Security System, French Doors**
Lot Description: **Fenced/Enclosed, Level, Scenic View(s)**
Road Type: **Public**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **Yes Other (See Remarks)**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1880** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$544,100**
Tax: **\$6,828.46** Tax Year: **2019**
Book: **0** Page: **0**
Cert:
Zoning Code: **RESA**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Keller Williams Realty** (508) 238-5000 Ext. 184

Listing Agent: **Isobel Wilson** (508) 269-0509

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent, Appointment Required**

Showing: Facilitator: **Call List Agent, Appointment Required**

Special Showing Instructions: **Buyers MUST be accompanied by an MLS member agent. Follow CDC guidelines**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **TBN**

Compensation Based On: **Net Sale Price**

Firm Remarks

Any and all offers will be presented at 5pm on Sunday

Market Information

Listing Date: **4/22/2020**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date:

Original Price: **\$719,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

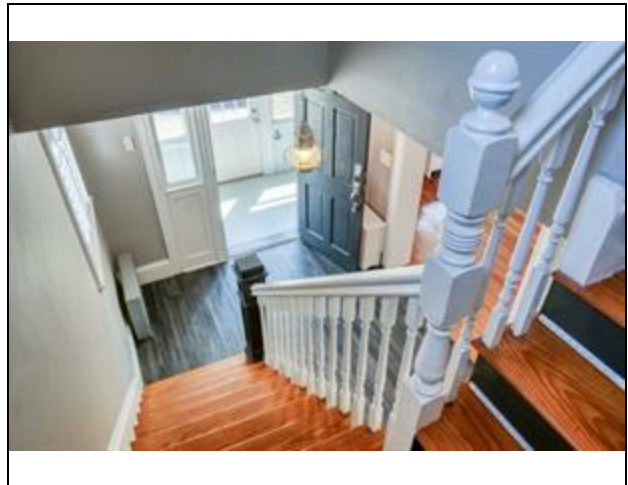
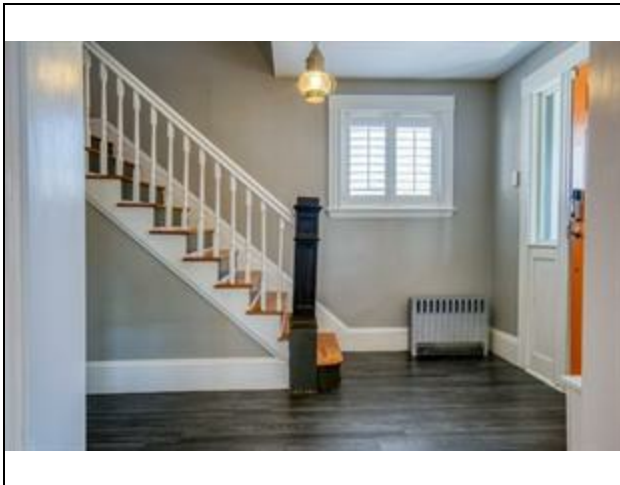
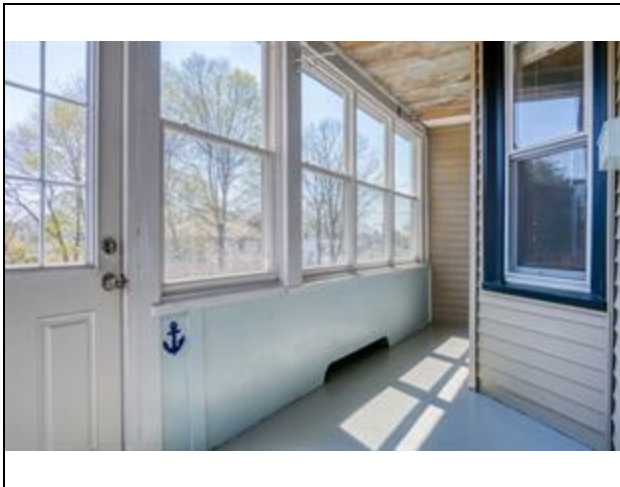
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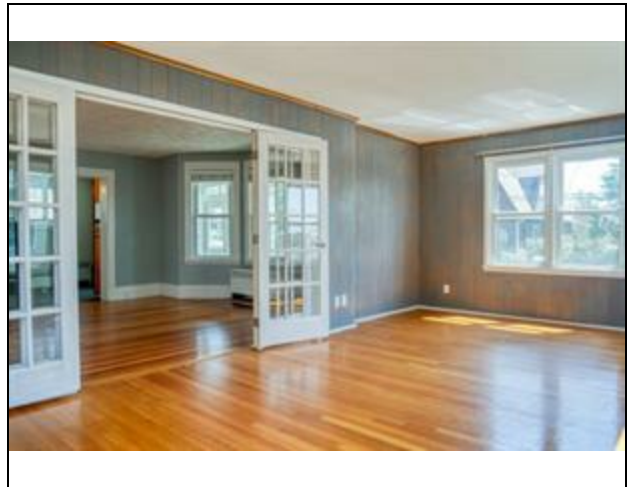
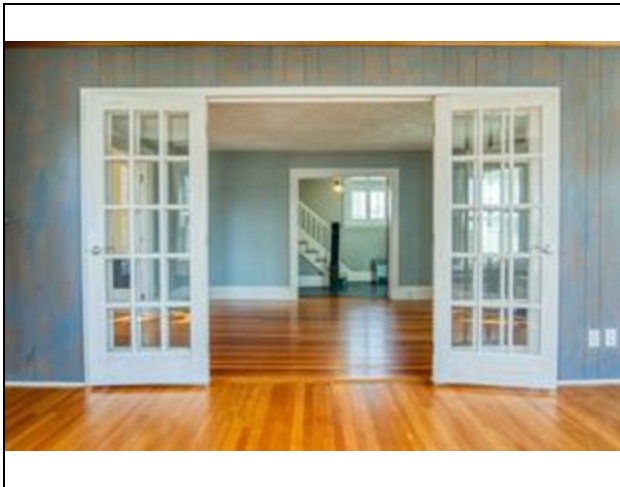
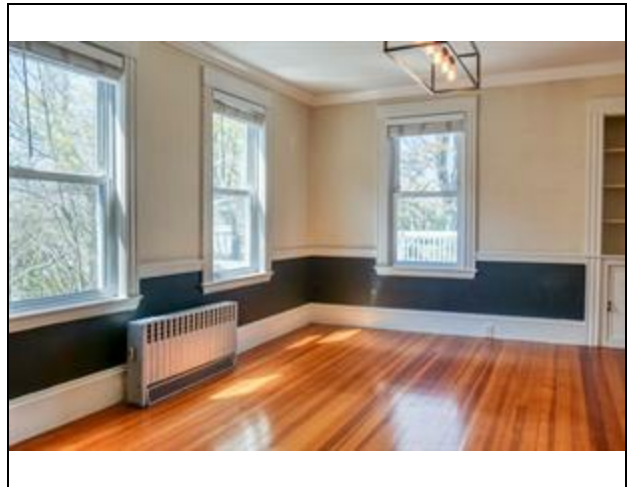
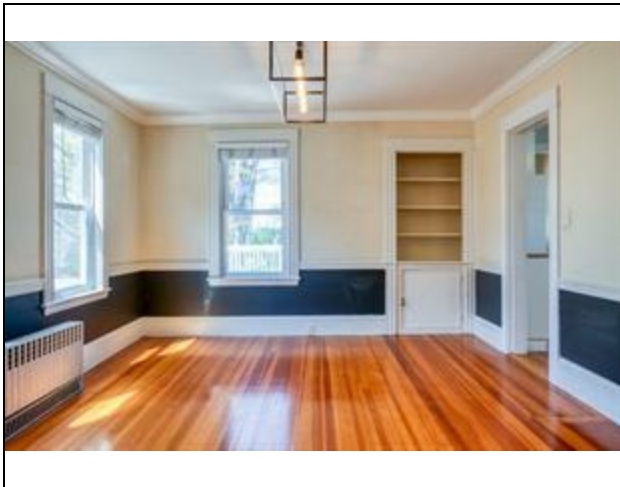
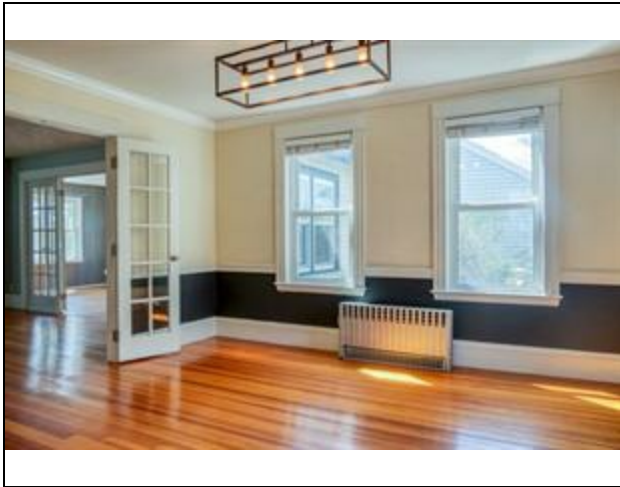
Seller Concessions at Closing:

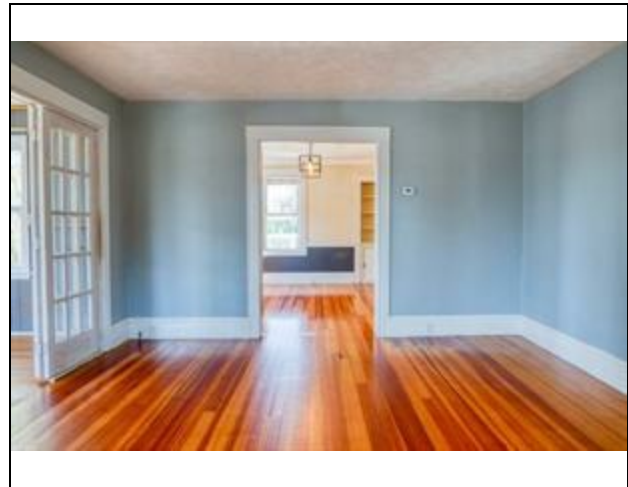
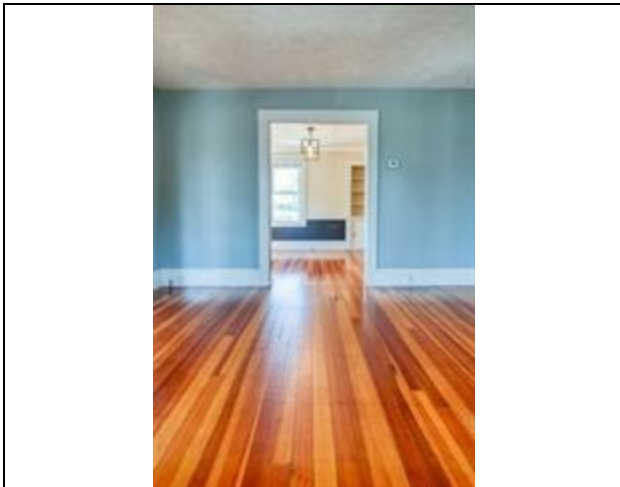
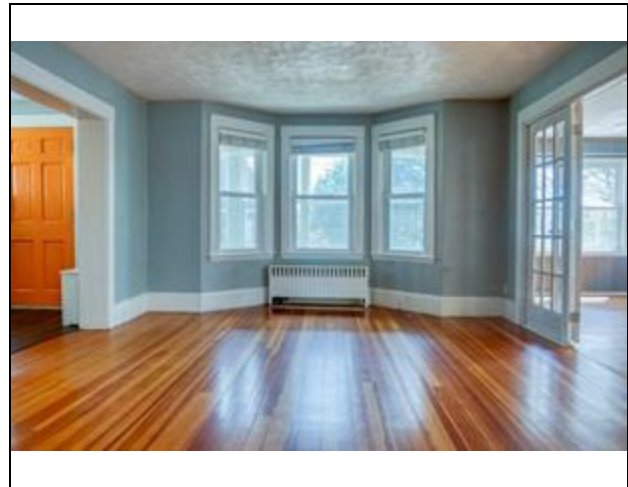
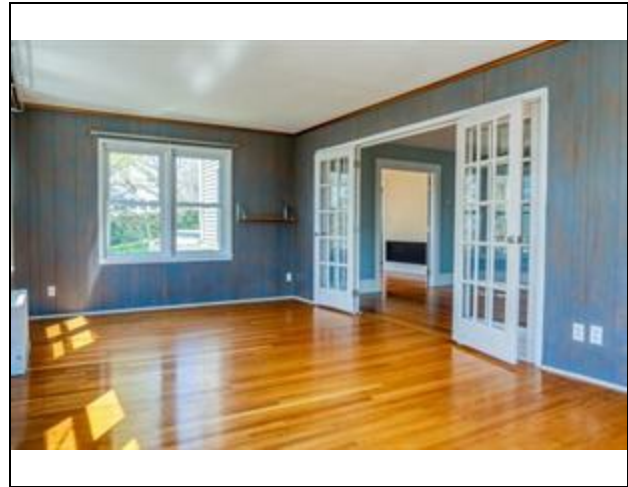
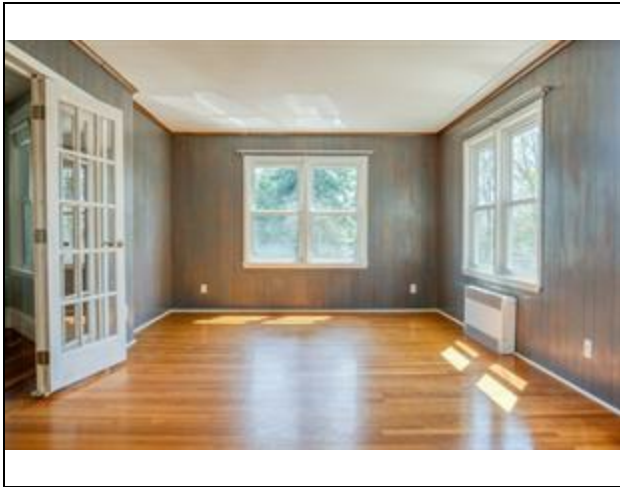
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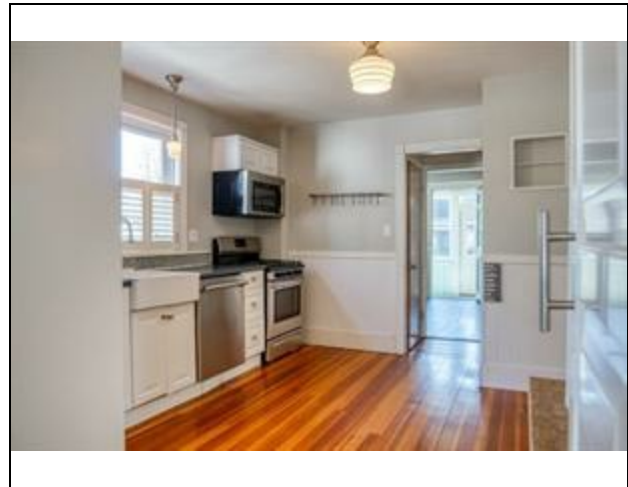
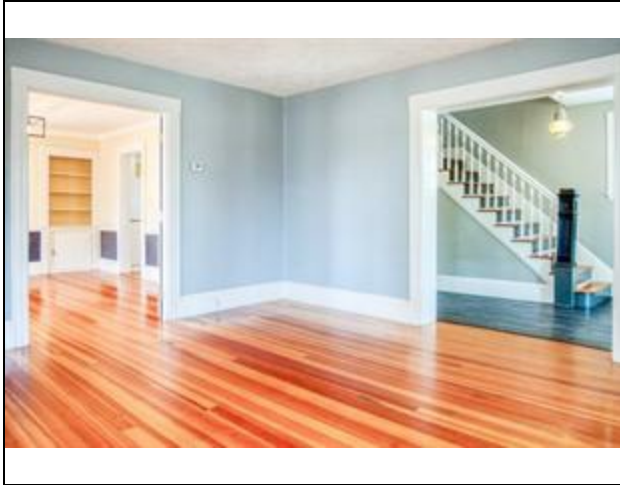
Market History for 72 Pratt Road, Quincy, MA 02171-1142

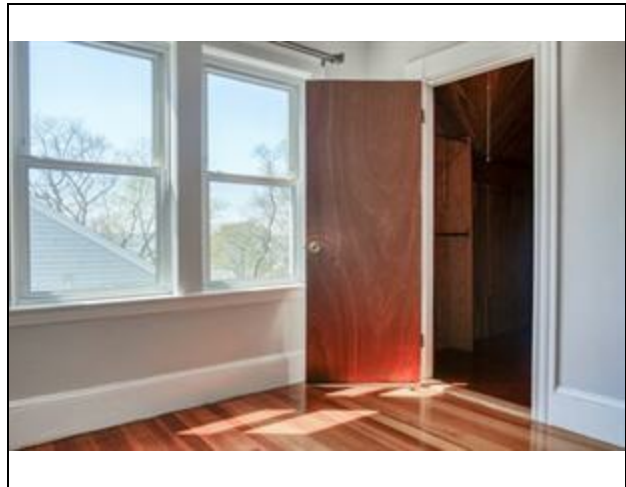
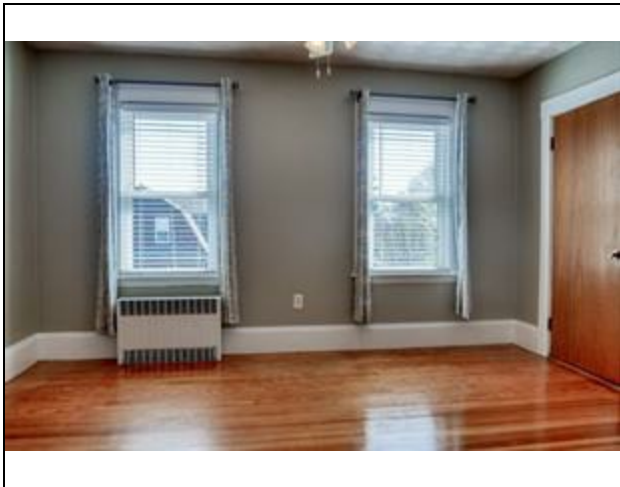
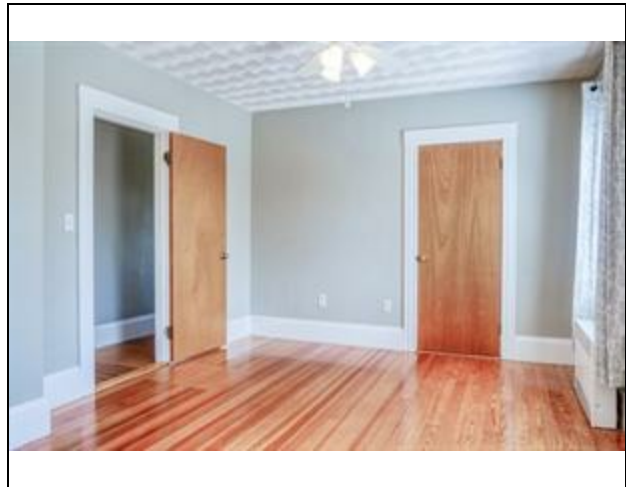
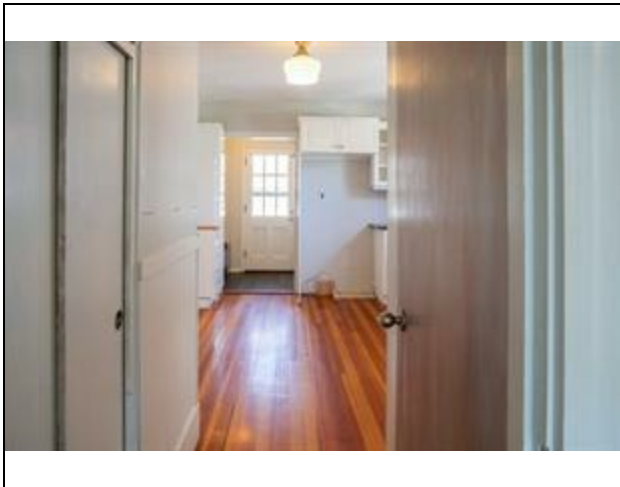
MLS #	Date		DOM	DTO	Price
72645419	4/18/2020	Listed as Coming Soon for \$719,900			\$719,900
NEW	4/22/2020	Status Changed to: New		2	
Market History for Keller Williams Realty (BB4624)			2		
Market History for this property			2		

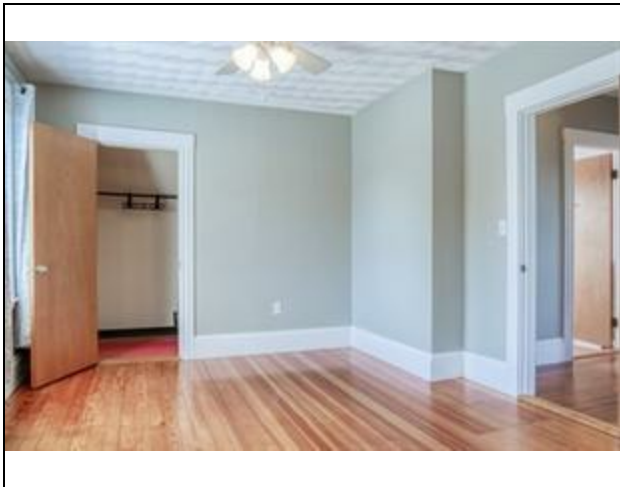
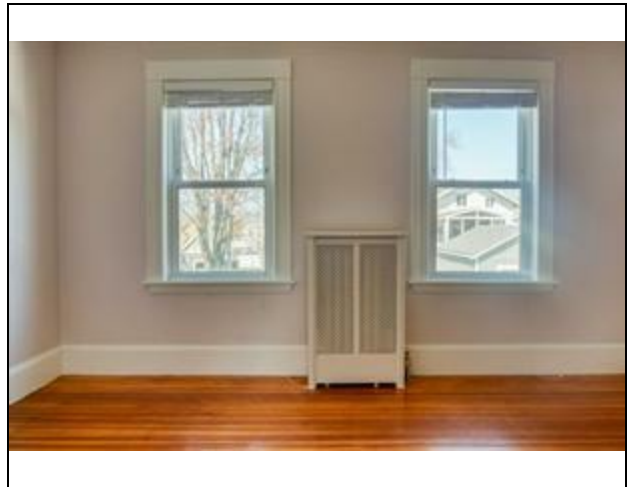
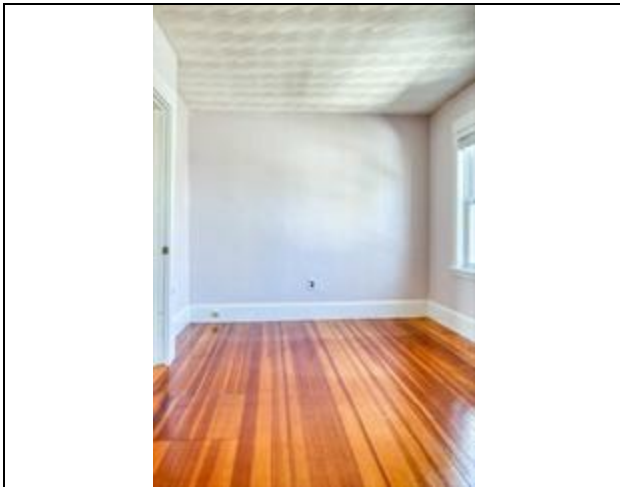
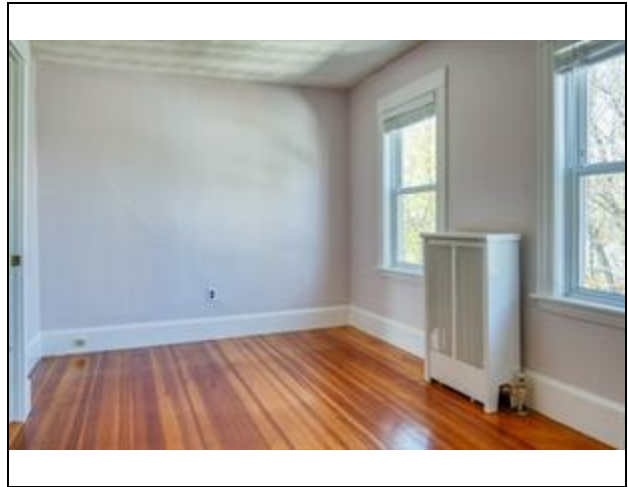












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