



MLS # 73248880 - New
Single Family - Detached

36 Broadway
Stoughton, MA 02072
Norfolk County

Style: Bungalow
Color:
Grade School:
Middle School:
High School:
Approx. Acres: 0.48 (20,908 SqFt)
Handicap Access/Features:
Directions: GPS friendly address

List Price: \$635,000

Total Rooms: 7
Bedrooms: 3
Bathrooms: 2f 0h
Main Bath:
Fireplaces: 0
Approx. Street Frontage:

Welcome to this charming 1920s New England style bungalow. Step into a world of timeless elegance with refinished hardwood floors that gleam underfoot, inviting you to explore each corner of this meticulously maintained home. The freshly painted exterior and interior exude a crisp and inviting ambiance. As you enter the spacious foyer, you'll find a cozy living space that seamlessly flows into a large dining room with built-in china cabinet. A highlight of this home is the finished basement, providing additional space for recreation, a home office, or a cozy media room & lots of storage. Nestled on a generous 0.48-acre lot, outdoor enthusiasts will delight in the expansive yard adorned with lush plantings, garden beds bursting with blooms, and a vine-covered pergola that beckons for al fresco dining or lazy afternoons spent lounging with a good book. Green thumbs will appreciate the vegetable gardens, offering the opportunity to cultivate fresh produce right at home. OpenHouse June 8&9

Property Information

Approx. Living Area Total: 1,909 SqFt

Living Area Includes Below-Grade SqFt: Yes

Living Area Source: Public Record

Approx. Above Grade: 1,472 SqFt

Approx. Below Grade: 437 SqFt

Living Area Disclosures: Please see attached floor plans for approx room dimensions which buyer should verify

Heat Zones: Central Heat, Forced Air, Gas

Cool Zones: None

Parking Spaces: 3 Off-Street

Garage Spaces: 1 Detached, Work Area, Barn

Disclosures: Property has frontage on Britton St to the rear. Seller's disclosure attached. Basement refrigerator & Greenhouse in side yard to remain as gifts to buyers. Bedroom 3 has no direct heat source. Home is wired with a generator switch.

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X14	Flooring - Hardwood
Dining Room:	1	12X11	Closet/Cabinets - Custom Built, Flooring - Hardwood
Family Room:			Deck - Exterior, Exterior Access
Kitchen:	1	15X16	Breakfast Bar / Nook, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider
Main Bedroom:	2	16X10	Closet, Flooring - Hardwood
Bedroom 2:	2	15X12	Closet, Flooring - Hardwood
Bedroom 3:	2	11X12	Closet, Flooring - Hardwood
Bath 1:	1	7X6	-
Bath 2:	B	6X8	-
Laundry:	1	6X10	-
Bonus Room:	B	24X25	Flooring - Wall to Wall Carpet, Exterior Access
Office:	B	12X10	-
Sun Room:	1	10X10	-
Foyer:	1	11X9	Flooring - Hardwood
Center Hall:	2	9X9	-

Features

Appliances: Range, Dishwasher, Refrigerator, Dryer

Area Amenities: Public Transportation, Shopping, T-Station

Basement: Yes Full, Partially Finished, Walk Out, Interior Access, Sump Pump

Beach: No

Exterior Features: Porch, Deck - Wood, Greenhouse, Professional Landscaping, Garden Area

Foundation Size:

Foundation Description: Concrete Block

Lot Description: Cleared, Level

Road Type: Public

Sewer Utilities: Private Sewerage - Title 5: Passed

Terms: Contract for Deed

Utility Connections: Washer Hookup

Water Utilities: City/Town Water

Waterfront: No

Other Property Info

Disclosure Declaration: Yes

Exclusions:

Home Own Assn:

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 1922 Source: Public Record

Year Built Description: Renovated Since

Year Round:

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #:

Assessed: \$477,100

Tax: \$6,073 Tax Year: 2024

Book: . Page: .

Cert:

Zoning Code: RU

Map: Block: Lot:

Compensation

Sub-Agent: Not Offered

Buyer Agent: 2.25%

Facilitator: 0

Compensation Based On: Net Sale Price

Office/Agent Information

Listing Office: Bella Real Estate (508) 269-0509

Listing Agent: Isobel Wilson (508) 269-0509

Team Member(s): John Wilson (781) 690-4297

Sale Office:

Sale Agent:

Listing Agreement Type: ER w/Var.Rate Comm.

Entry Only: No

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

Showing: Buyer-Agent: Call List Agent, Accompanied Showings

Showing: Facilitator: Call List Agent, Accompanied Showings

Special Showing Instructions: A little notice is appreciated but not always necessary

Firm Remarks

Any & all offers will be presented on Tuesday June 11th. Please submit by 1 pm & allow 48 hours for a response. Offers should be sent to - Isobellsellshomes@gmail.com DepositLink is available for EMD - Copies of checks not needed

Market Information

Listing Date: 6/6/2024

Days on Market: Property has been on the market for a total of 0 day(s)

Expiration Date:

Original Price: \$635,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 0 day(s)

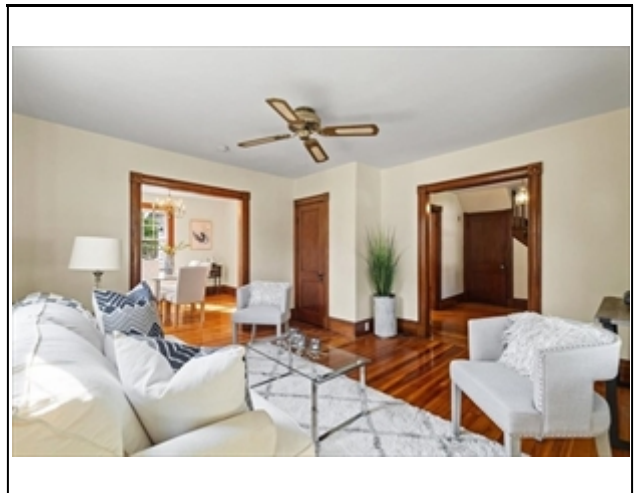
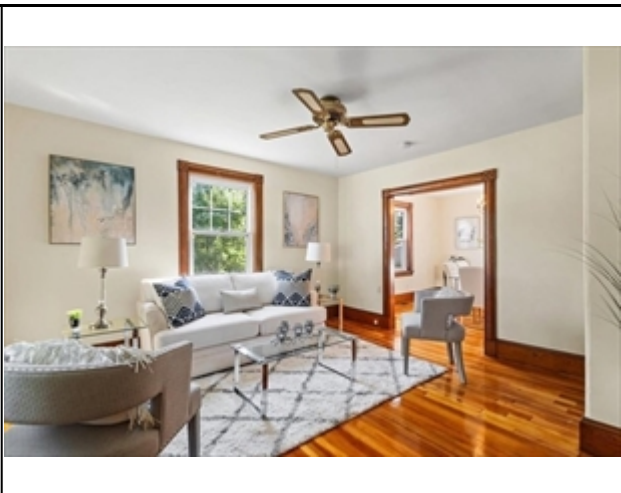
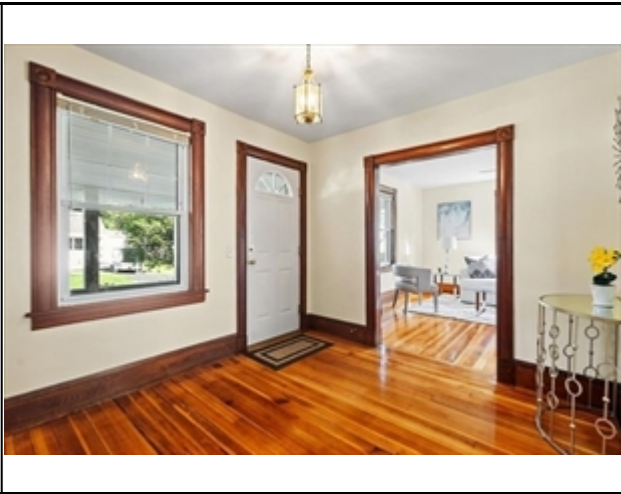
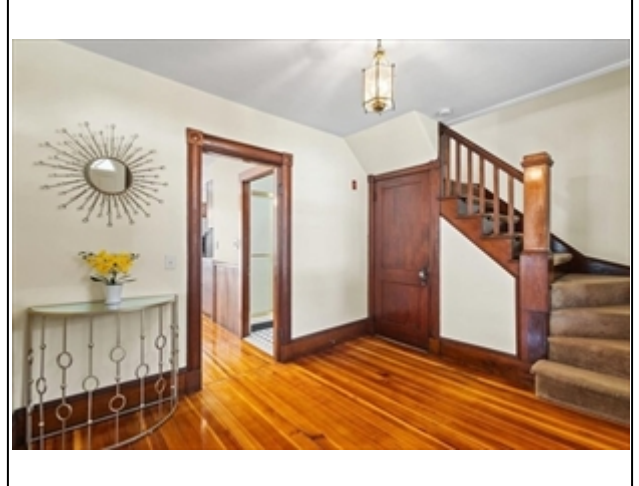
Office Market Time: Office has listed this property for 0 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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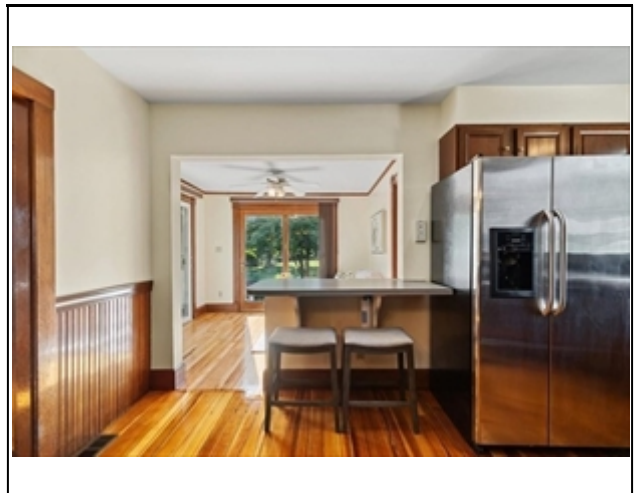
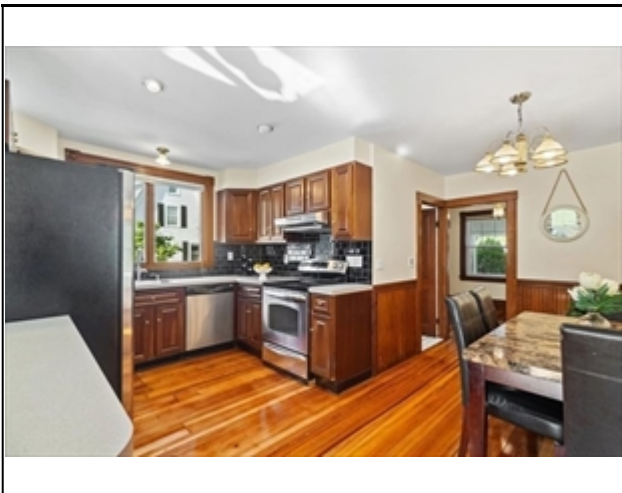
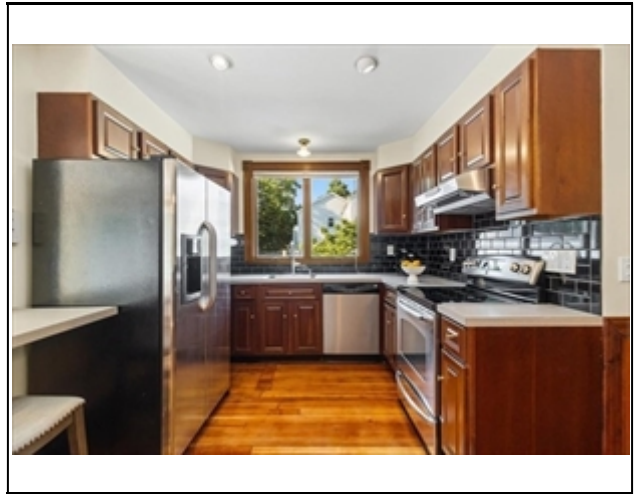
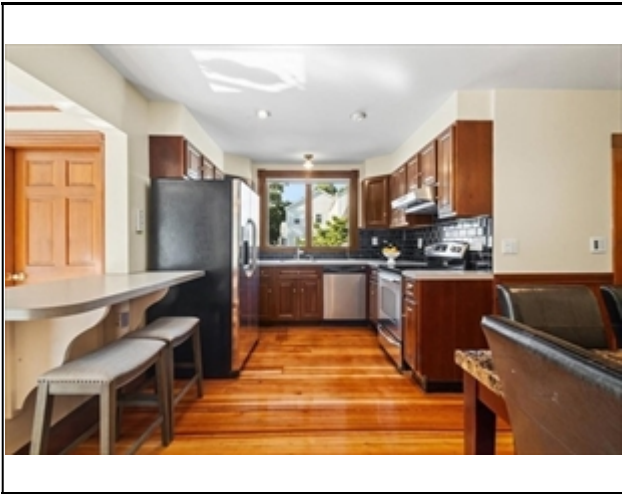
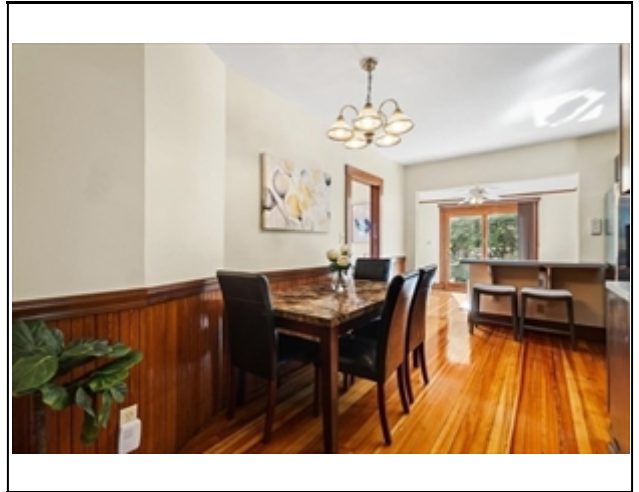
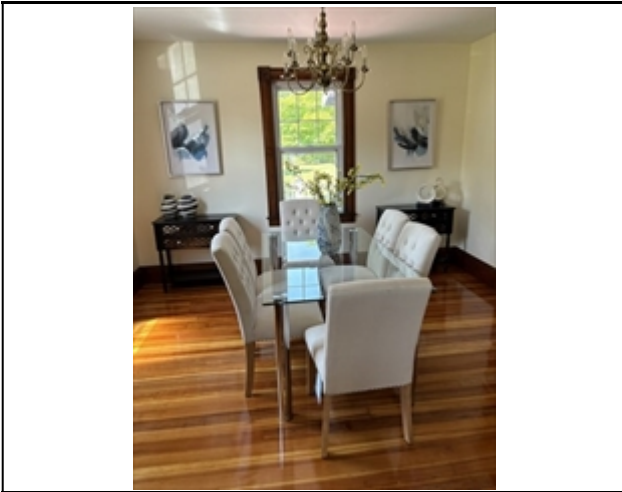
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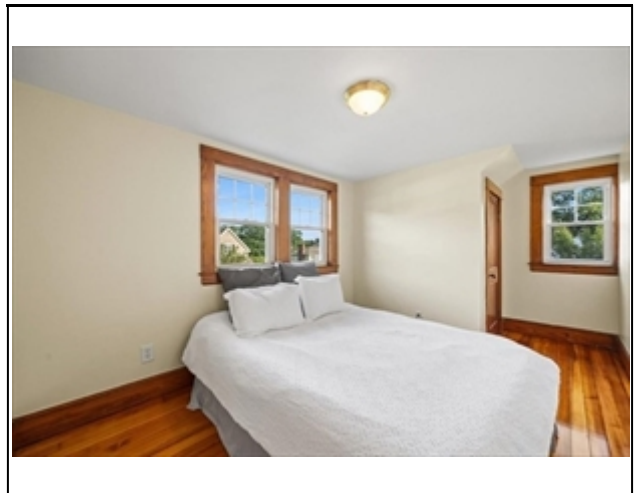
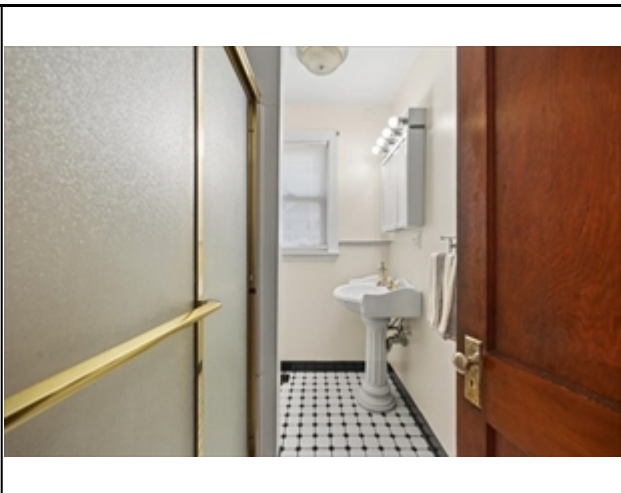
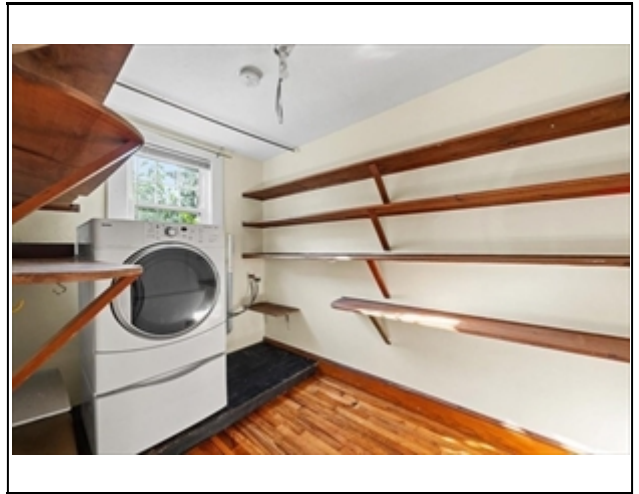
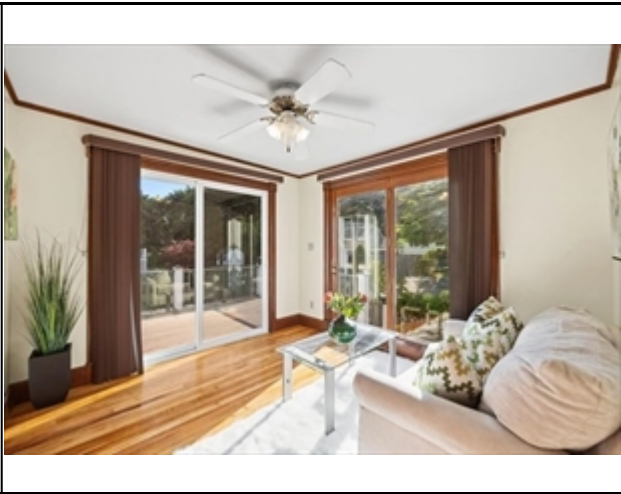
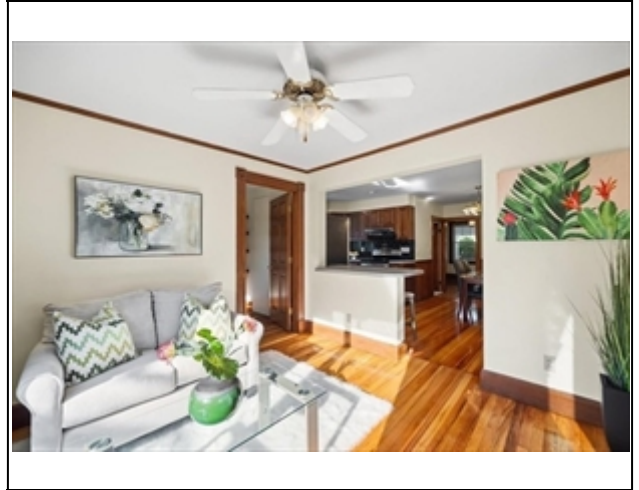
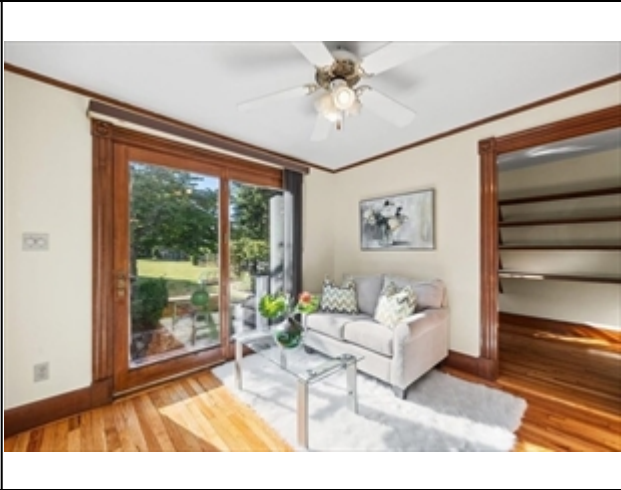
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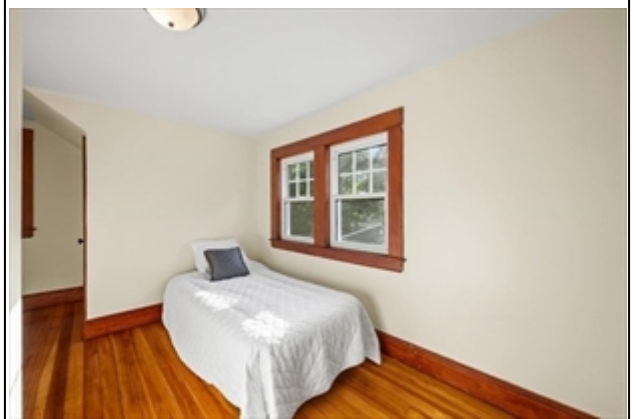
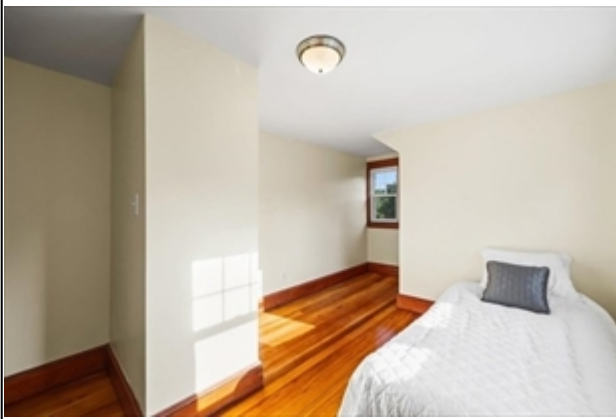
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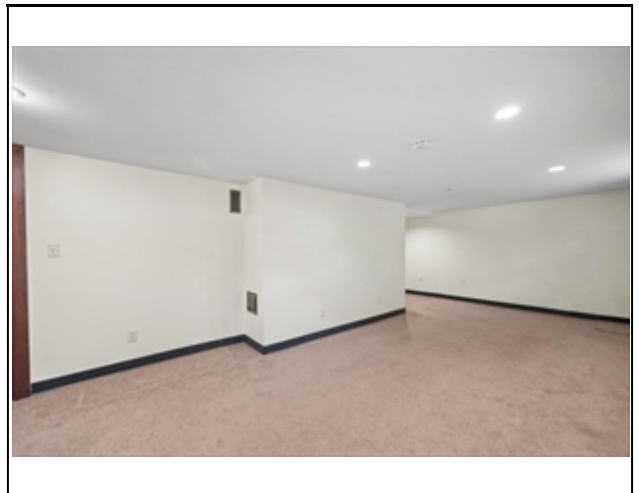
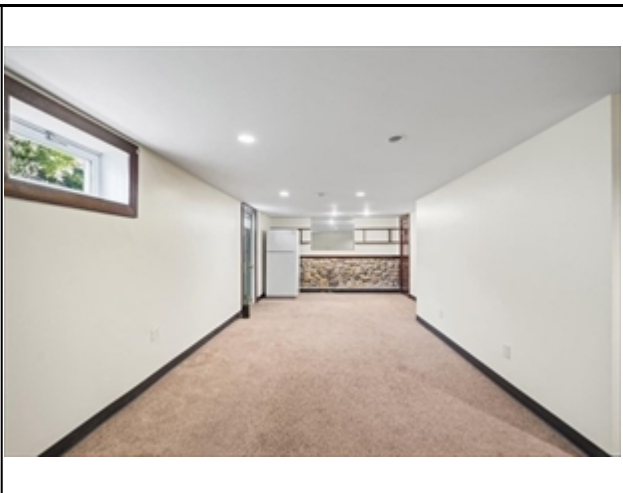
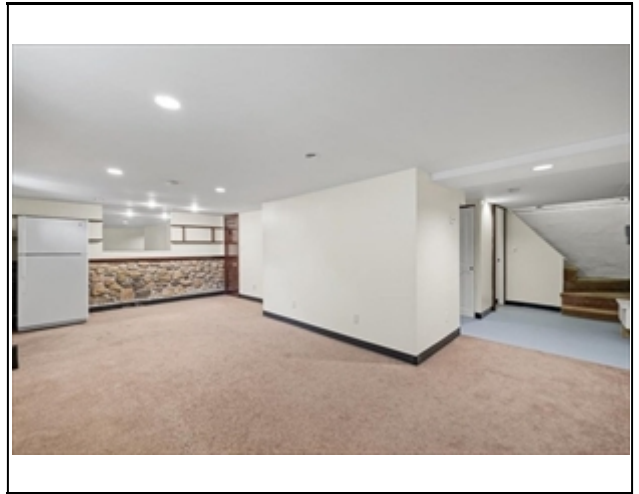
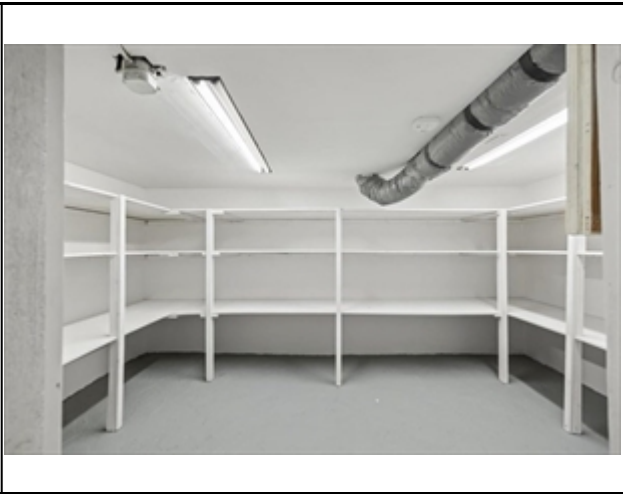
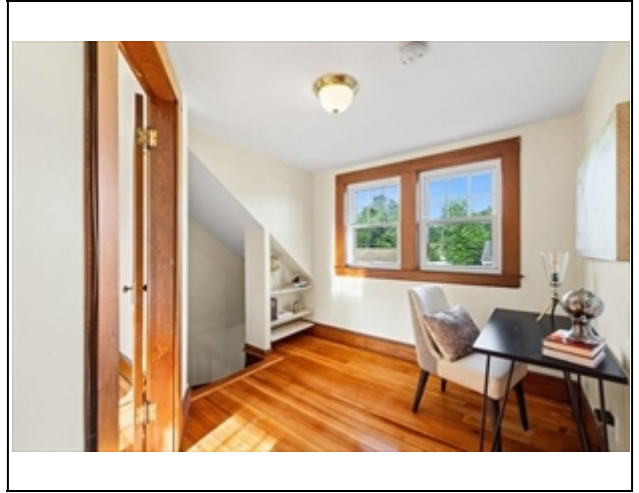
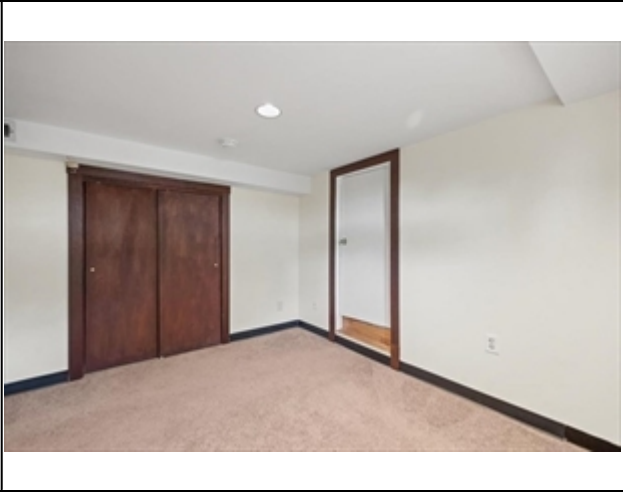
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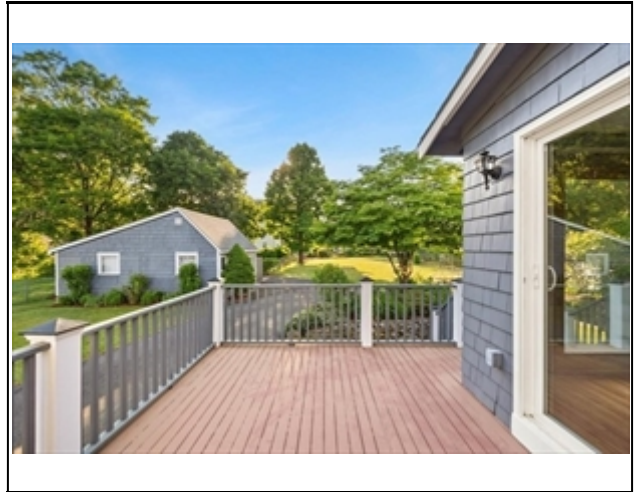
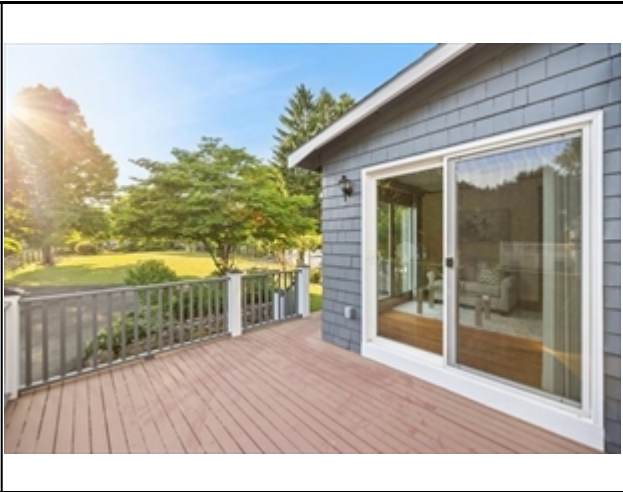






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