

**MLS # 73077687 - Price Changed**

**Condo - Townhouse**



**15 Lois Ann Ct - Unit 15**  
**Scituate, MA 02066**  
**Plymouth County**

List Price: **\$1,625,000**

Unit Placement: **Middle, Walkout**  
 Unit Level: **1**  
 Grade School: **Scituate Middle**  
 Middle School: **Scituate Middle**  
 High School: **Scituate High**  
 Outdoor Space Available: **Yes - Private**  
 Handicap Access/Features:  
 Directions: **Enter Seaside at Scituate off Hatherly Road and take a left onto Lois Ann Ct.**

Total Rooms: **6**  
 Bedrooms: **2**  
 Bathrooms: **3f 1h**  
 Main Bath: **Yes**  
 Fireplaces: **1**  
 Approx. Acres:

**Remarks**

**This stunning home has just undergone a remarkable remodel w/ a new LOOK and new PRICE! Enjoy Luxurious Living with DIRECT Ocean Views. This Sophisticated Town House features a SPACIOUS Living Room with SOARING ceilings and a wall of windows overlooking a private deck with OCEAN Views and an Open Floor Plan CHEFS Kitchen. The unit also has a Formal Dining Room and a Sought After first floor Primary Suite with a Spa-like Bath and two walk-in closets. The second level offers an additional ensuite Bedroom and a Loft area that can serve as a versatile living space, such as an office, or additional sleeping area. The lower level walk out area is the perfect Family Room or Gym and features an additional Private Office, providing a quiet and convenient space for work. This property offers a CAREFREE living experience with access to a Club House, Salt Water Pool, and Exercise Area and is located w/in a Short Walk to the FAMOUS Scituate beaches and lots of restaurants. Open House Friday 4-6**

**Property Information**

Approx. Living Area Total: **3,553 SqFt (\$457.36/SqFt)**  
 Approx. Above Grade: **2,616 SqFt**  
 Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes**  
 Approx. Below Grade: **937 SqFt**

Living Area Source: **Measured**  
 Levels in Unit: **3**

Heat Zones: **2 Forced Air, Gas**  
 Cooling Zones: **2 Central Air**  
 Parking Spaces: **2 Off-Street, Paved Driveway**  
 Garage Spaces: **2 Attached, Garage Door Opener**  
 Disclosures: **Scituate by the Sea is required to be 80% occupied by individuals over the age of 55. However, 20% of the units have no age restrictions. Individuals under the age of 18 yrs old can not live in the unit for more than 12 weeks of any given year**

**Complex & Association Information**

Complex Name: **Seaside at Scituate**  
 Association: **Yes** Fee: **\$608 Monthly**

Units in Complex: **152** Complete: **Yes**

Units Owner Occupied: **Source:**

Assoc. Fee Inclds: **Master Insurance, Swimming Pool, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Exercise Room, Walking/Jogging Trails, Refuse Removal, Clubhouse, Reserve Funds, Management Fee**  
 Special Assessments: **No**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Flooring - Wood, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Wood, Recessed Lighting, Crown Molding
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Wood, Countertops - Stone/Granite/Solid, Kitchen Island, Cabinets - Upgraded, Recessed Lighting, Lighting - Pendant
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Wood, Recessed Lighting
Bedroom 2:	2		Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1		Bathroom - Half, Flooring - Wood, Pedestal Sink
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Closet, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Den:	B		Flooring - Wall to Wall Carpet, Exterior Access, Open Floor Plan, Recessed Lighting
Office:	B		Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting
Bathroom:	B		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Hardwood, Flooring - Stone/Ceramic Tile
Loft:	2		Flooring - Hardwood, Open Floor Plan, Recessed Lighting

**Features**

Area Amenities: **Public Transportation, Shopping, Swimming Pool, Walk/Jog Trails, Conservation Area, Marina**  
 Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Water Treatment**  
 Association Pool: **Yes Inground, Heated**  
 Basement: **Yes Full, Partially Finished, Walk Out, Sump Pump**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **0 to 1/10 Mile**  
 Construction: **Frame, Stone/Concrete**  
 Electric Features: **200 Amps**  
 Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch, Deck - Composite, Patio, Decorative Lighting, Professional Landscaping**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Hot Water: **Natural Gas**  
 Insulation Features: **Full**  
 Interior Features: **Security System, Cable Available, French Doors**  
 Management: **Professional - Off Site**  
 Pets Allowed: **Yes**  
 Restrictions: **Adult Community**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer**  
 Water Utilities: **City/Town Water**  
 Utility Connections: **for Gas Range**  
 Waterfront: **No**  
 Water View: **Yes Ocean**

**Other Property Info**

Elevator: **No**  
 Disclosure Declaration: **No**  
 Exclusions:  
 Laundry Features: **In Unit**  
 Lead Paint: **None**  
 UFFI: Warranty Features: **Yes**  
 Year Built/Converted: **2020**  
 Year Built Source: **Public Record**  
 Year Built Desc: **Actual**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:039 B:002 L:004137**  
 Assessed: **\$1,013,100**  
 Tax: **\$11,276** Tax Year: **2023**  
 Book: **54198** Page: **117**  
 Cert: **00000005267**  
 Zoning Code: **res**  
 Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
 Facilitator: **2.5**  
 Compensation Based On: **Gross/Full Sale Price**

**Office/Agent Information**

Listing Office: **Coldwell Banker Realty - Hingham** (781) 749-4300  
 Listing Agent: **Darleen Lannon** (617) 899-4508  
 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**  
 Showing: Facilitator: **Call List Agent**  
 Special Showing Instructions: **Call/Text Darleen Lannon at 617-899-4508.**

**Firm Remarks**

Go to [www.15LoisAnnCt.com](http://www.15LoisAnnCt.com) for more info.

**Market Information**

Listing Date: **2/9/2023**  
 Days on Market: Property has been on the market for a total of **67** day(s)  
 Expiration Date:  
 Original Price: **\$1,695,000**  
 Off Market Date:  
 Sale Date:

Listing Market Time: MLS# has been on for **67** day(s)  
 Office Market Time: Office has listed this property for **67** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing:

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