



**MLS # 72837948 - New  
Single Family - Detached**

**40 Bonnie Brier Cir  
Hingham, MA 02043-1404  
Plymouth County**

List Price: **\$759,000**

Style: **Bungalow**  
Color: **yellow**  
Grade School: **East**  
Middle School: **Hingham Middle**  
High School: **Hingham High**  
Handicap Access/Features:  
Directions: **Rockland St to Bonnie Brier**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **1f 0h**  
Master Bath: **No**  
Fireplaces: **1**

**Remarks**

**This charming WATERFRONT Bungalow has panoramic views of the Weir River. This SUNNY and BRIGHT home features a cozy Living Room w/ a fire place, a Beautiful Kitchen w/ Viking appliances and a wall of windows featuring /incredible views of the water and 2 generous sized Bedrooms. The lower level features a separate Office accessible from the backyard. Sit out on the wrap around deck and enjoy the ever changing landscape of the BEAUTIFUL river. The home offers a pull down walk up attic, town sewer, gas and a beautiful level front yard. Direct Weir river access! The outdoor space is an OASIS and offers multiple areas to relax or entertain while enjoying the views and activities such as kayaking to Worlds End and swimming. Located a short walk from Nantasket beach and lots of restaurants ,this is Coastal living at its Best! Open House Sat 1-2:30**

**Property Information**

Approx. Living Area: **836 Sq. Ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures: **Does not include lower level office**  
Disclosures:

Approx. Acres: **0.12 (5,200 Sq. Ft.)**  
Heat Zones: **Forced Air, Oil**  
Cool Zones: **None**

Garage Spaces: **0**  
Parking Spaces: **4**  
Approx. Street Frontage:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Fireplace, Flooring - Hardwood, Flooring - Vinyl</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood, Window(s) - Picture, Kitchen Island, Dryer Hookup - Electric, Washer Hookup</b>
Master Bedroom:	<b>1</b>		<b>Flooring - Hardwood, Flooring - Vinyl, Exterior Access</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Hardwood, Flooring - Vinyl</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full</b>
Home Office:	<b>B</b>		<b>Flooring - Wall to Wall Carpet</b>

**Features**

Appliances: **Range, Refrigerator**  
Area Amenities: **Bike Path**  
Basement: **Yes Full**  
Beach: **Yes**  
Beach Ownership: **Public**  
Construction: **Frame**  
Exterior: **Vinyl**  
Exterior Features: **Deck - Wood**  
Flooring: **Vinyl, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Lot Description: **Scenic View(s)**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **Yes River, Direct Access**  
Water View: **Yes**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1925** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:22 B:0 L:14**  
Assessed: **\$428,700**  
Tax: **\$5,059** Tax Year: **2021**  
Book: **34309** Page: **303**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
Facilitator: **1.0**  
Compensation Based On: **Gross/Full Sale Price**

**Firm Remarks**

**No Flood Insurance Required**

**Market Information**

Listing Date: **5/26/2021**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$759,000**  
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: