



**MLS # 72919880 - New
Single Family - Detached**

**11 Birchwood Ln
Norwell, MA 02061
Plymouth County**

List Price: **\$1,250,000**

Style: **Colonial**
Color:
Grade School: **Vinal**
Middle School: **Norwell Middle**
High School: **Norwell High**
Handicap Access/Features:
Directions: **Grove St to Birchwood Ln**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 1h**
Master Bath:
Fireplaces: **1**

Remarks

Classic and Spacious Colonial in the sought after Birchwood Estates has the perfect floor plan for todays lifestyle. Gourmet Kitchen w/ granite counter tops and stainless steel appliances, Open Floor Plan Family Room w/ Fire Place, Formal Dining area and Living Room/Office. The Second Floor features a Luxurious Master Bedroom Suite w/ 2 walk in closets, Cathedral ceilings and a Master Bath with a whirlpool tub and shower, a guest bath and 3 additional well appointed Bedrooms. The third floor offers a lg open floor plan for an Office/Playroom/Game Room Area. Gleaming Hardwood floors thru out, and a basement w/ high ceilings that could easily be finished. Located on a beautiful level lot on a Cul De Sac, in Norwell's Top Rated School System. This is a commuters delight, Close to shopping, route 3, and all the amenities that Norwell has to offer! 1 Year Home Warranty Included. Showings start at the Open House Thursday 4-6, Friday 11-1 and Sat 2-3:30.

Property Information

Approx. Living Area: **4,098 Sq. Ft.**
Living Area Includes:
Living Area Source: **Measured**
Living Area Disclosures: **Includes finished 3rd level**
Disclosures:

Approx. Acres: **2.1 (91,476 Sq. Ft.)**
Heat Zones: **3 Forced Air**
Cool Zones: **3 Central Air**

Garage Spaces: **2 Attached**
Parking Spaces: **4 Paved Driveway**
Approx. Street Frontage:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Fireplace, Flooring - Hardwood, Open Floor Plan, Slider
Kitchen:	1		Flooring - Stone/Ceramic Tile, Dining Area, Kitchen Island, Open Floor Plan
Master Bedroom:	2		Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bedroom 4:	2		Flooring - Wall to Wall Carpet
Bedroom 5:	B		-
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		-
Bonus Room:	3		Flooring - Wood, Recessed Lighting

Features

Appliances: **Range, Wall Oven, Dishwasher, Refrigerator**
Area Amenities: **Public Transportation, Walk/Jog Trails, Conservation Area, House of Worship, Public School**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Storm Doors**
Exterior: **Vinyl**
Exterior Features: **Patio, Professional Landscaping, Sprinkler System**
Flooring: **Wood, Tile, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Insulation: **Full**
Interior Features: **Security System, Cable Available**
Lot Description: **Paved Drive, Level**
Road Type: **Private, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **2004** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:36 L:15**
Assessed: **\$1,030,500**
Tax: **\$17,457** Tax Year: **2021**
Book: **27991** Page: **291**
Cert:
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**

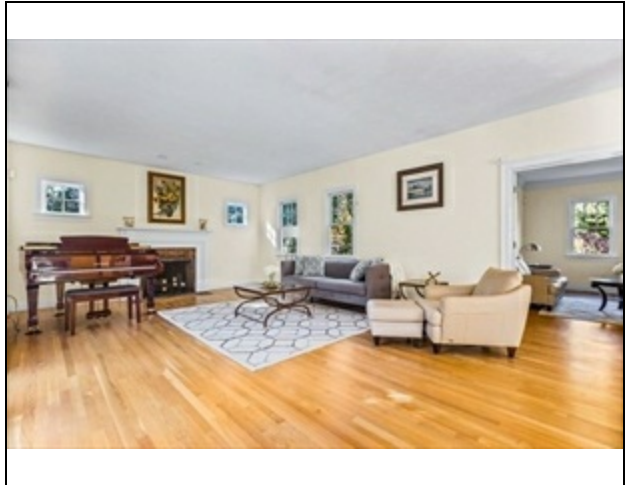
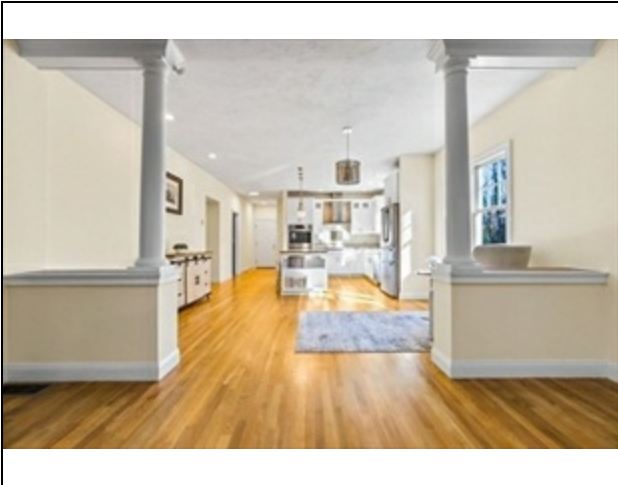
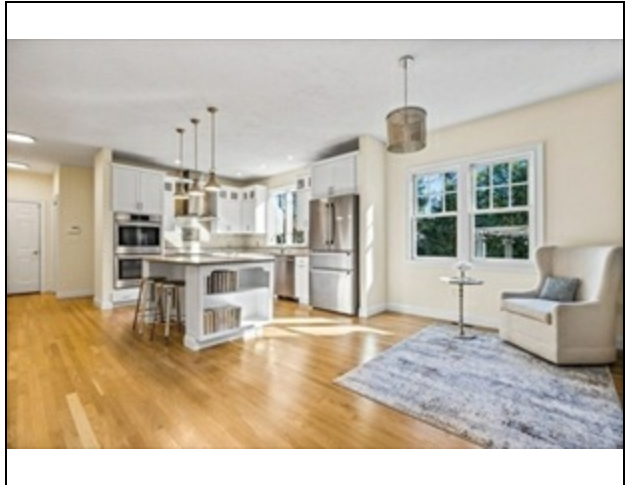
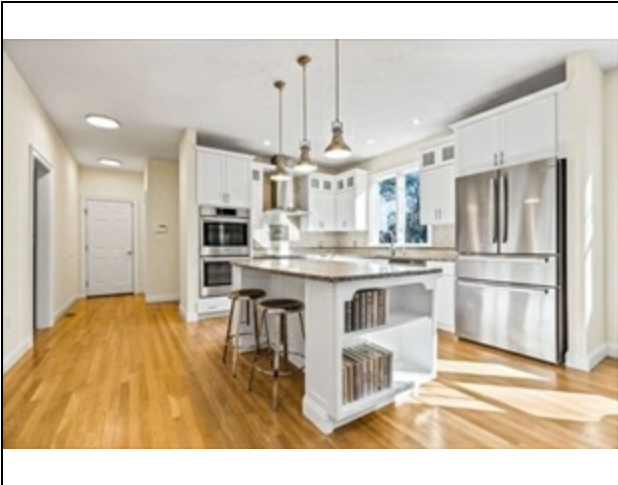
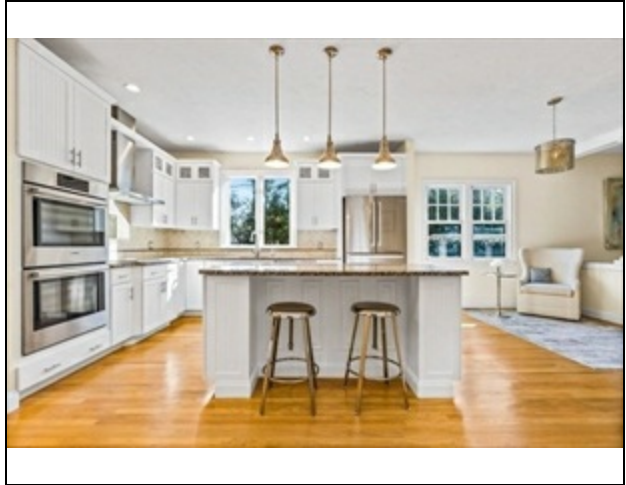
Firm Remarks

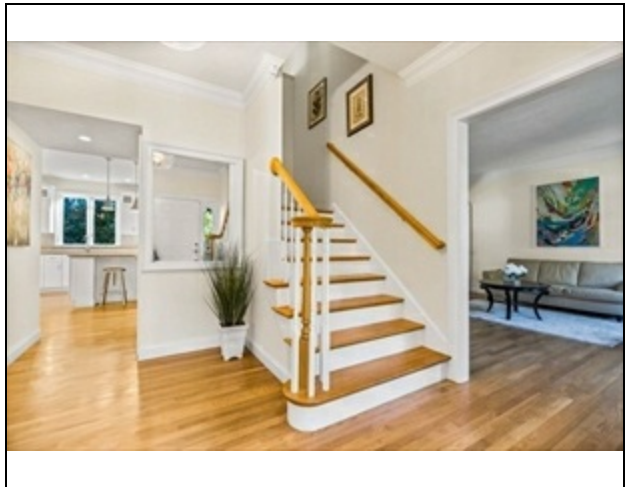
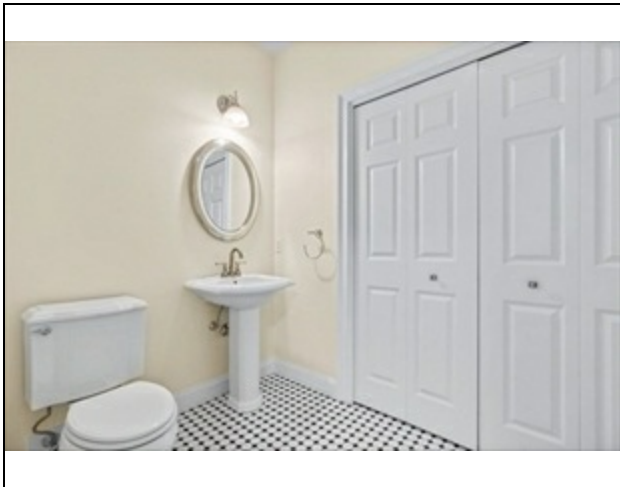
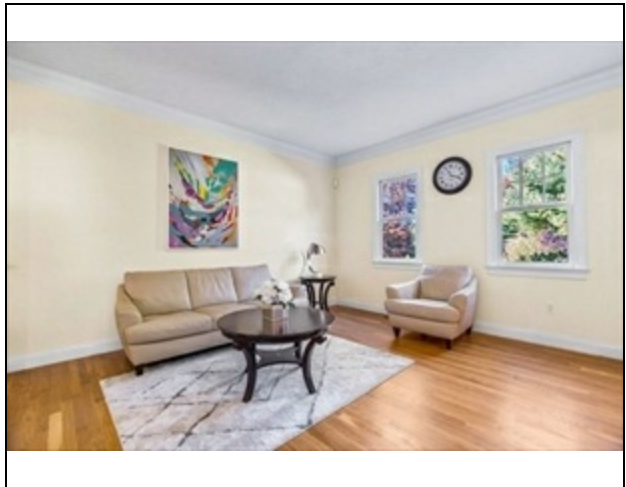
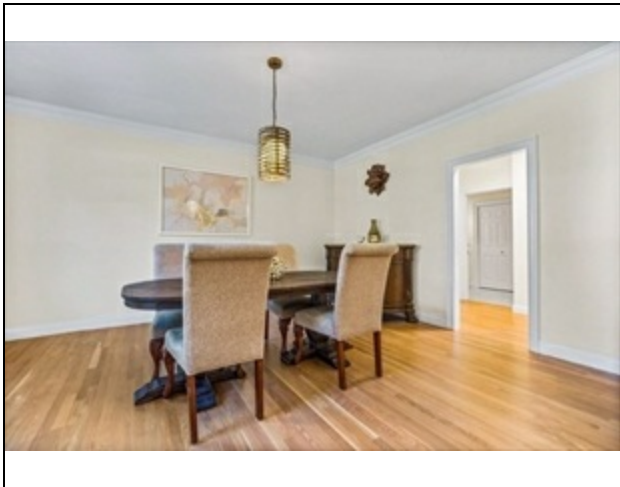
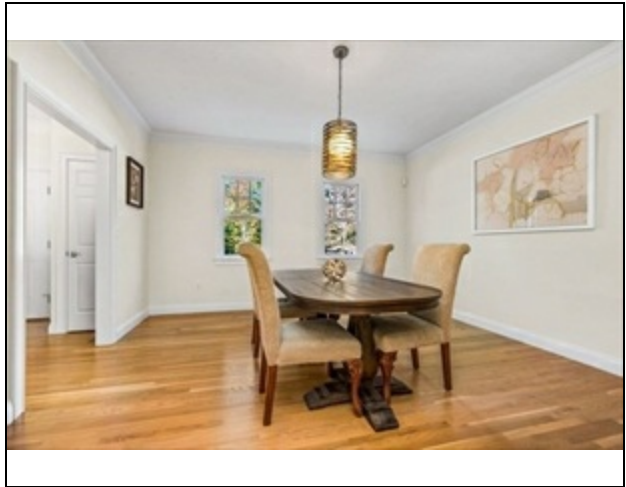
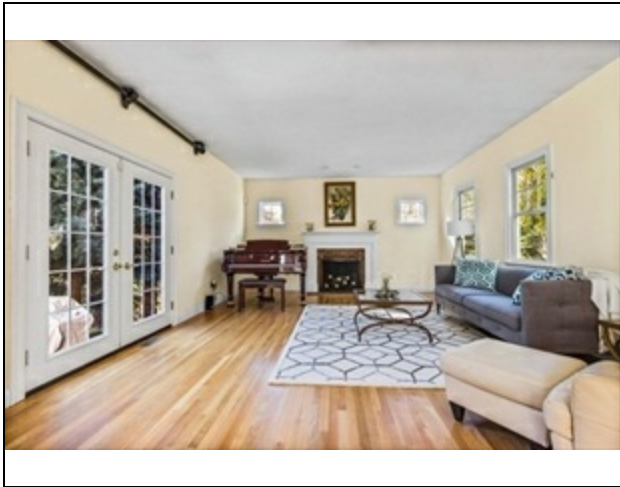
Go to www.11BirchwoodLn.com for more info. Showings start at the open house Thursday from 4-6

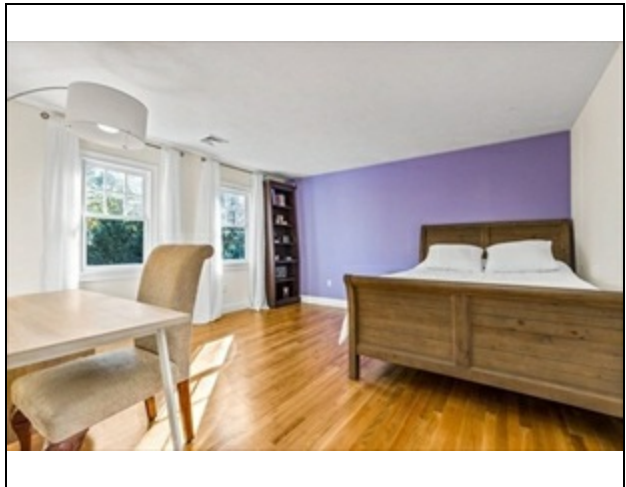
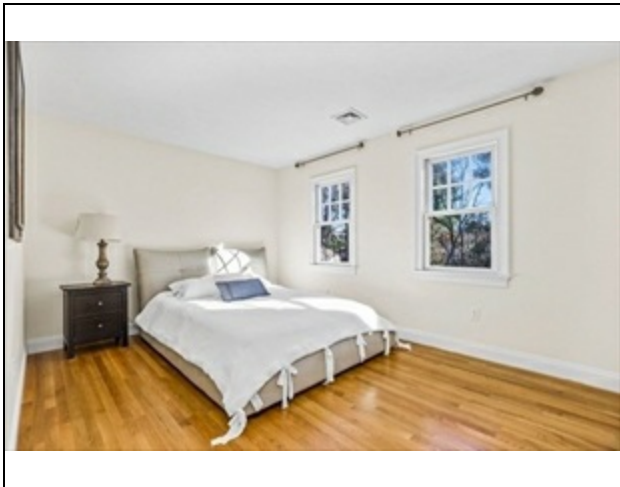
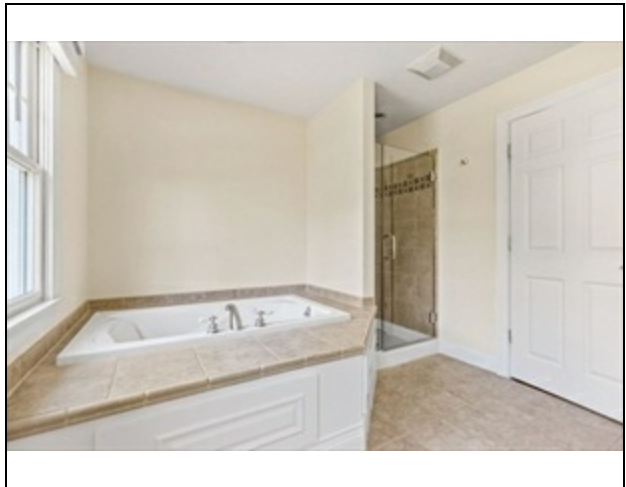
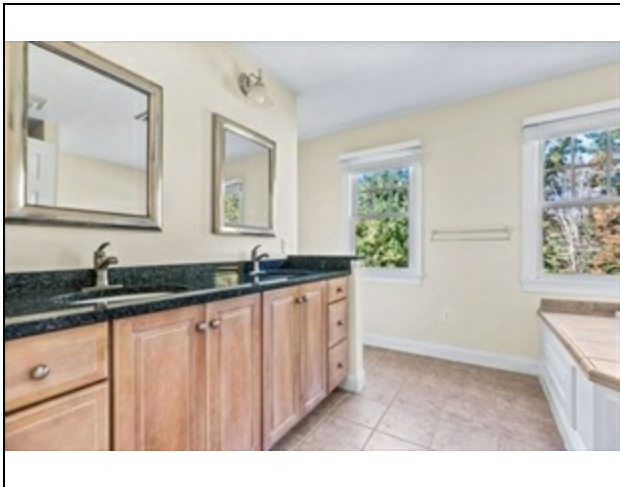
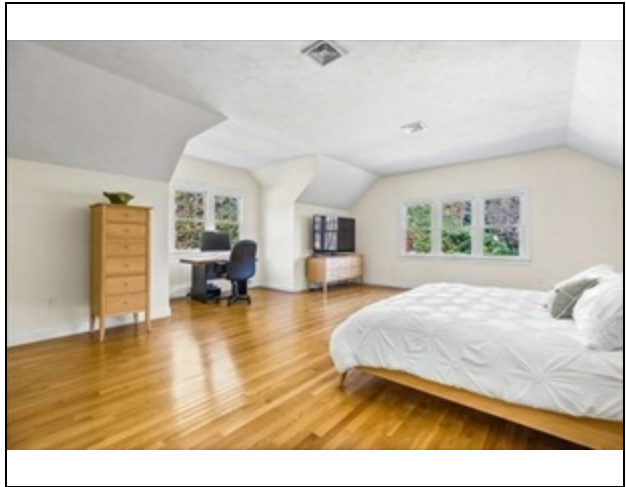
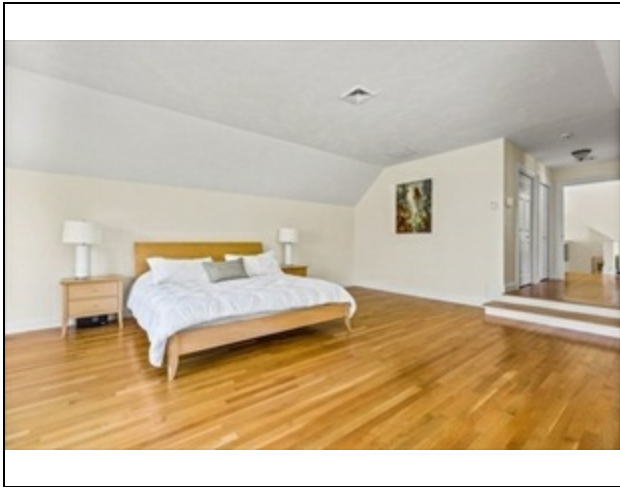
Market Information

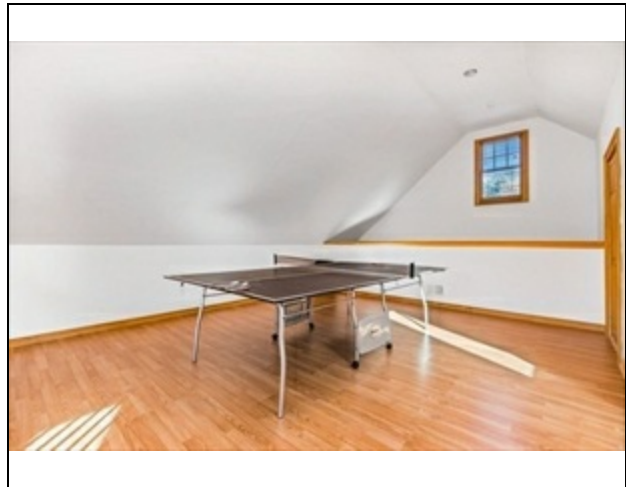
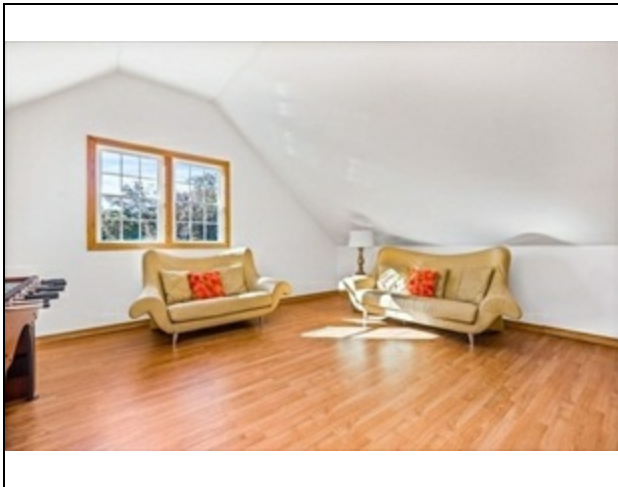
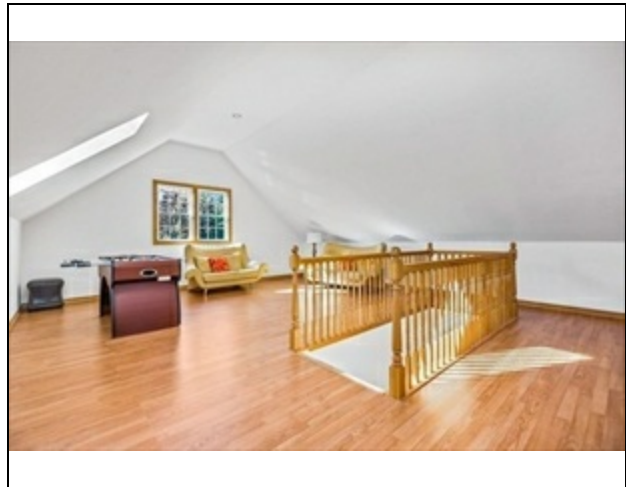
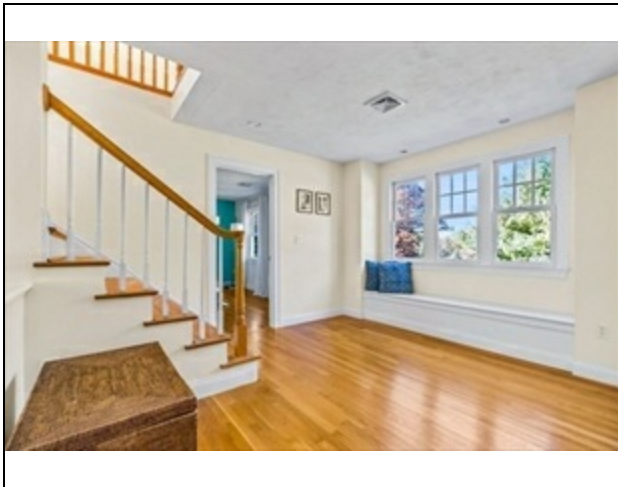
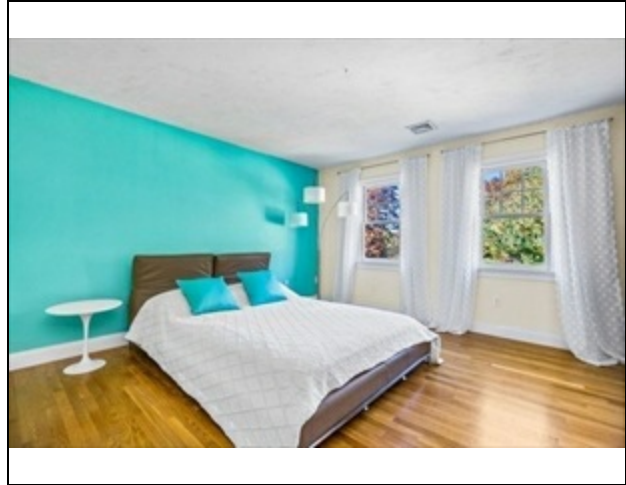
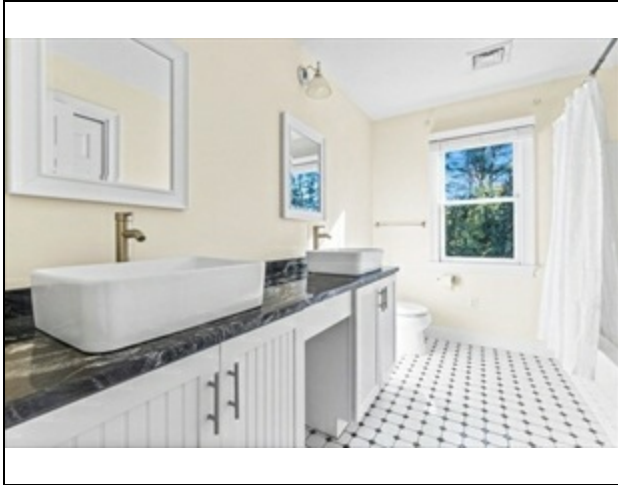
Listing Date: **11/16/2021**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$1,250,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:









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