



**MLS # 73135883 - Active**  
**Single Family - Detached**

**247 Forest Ave**  
**Cohasset, MA 02025**  
**Norfolk County**  
 Style: **Colonial**  
 Color: **Blue**  
 Grade School: **Osgood**  
 Middle School: **Cohasset Middle**  
 High School: **Cohasset High**  
 Approx. Acres: **0.46 (20,205 SqFt)**  
 Handicap Access/Features:  
 Directions: **3A to King Street. King Street to Forest Avenue.**

List Price: **\$1,795,000**  
 Total Rooms: **8**  
 Bedrooms: **5**  
 Bathrooms: **3f 1h**  
 Main Bath: **Yes**  
 Fireplaces: **2**  
 Approx. Street Frontage:

**Remarks**

**Stunning and Spacious. Located a short walk to the picturesque Black Rock Beach! This magnificent home offers over 5000 sq ft of Luxurious living space! The Sunny and Bright Chefs Kitchen has double islands, top of the line appliances and a lovely Eat in Breakfast nook that flows seamlessly into the open floor plan Family Room and Formal Dining Room. The house also offers a First Floor Primary suite w/walk in closet and spa like bathroom. The second floor features an ensuite Bedroom and 3 additional well appointed Bedrooms that share a bath and a private home office. Situated on a beautiful lot w/multiple decks and with in a short walk to Cohasset's "Gold Coast". A dream location close to the famous Sandy Beach, Downtown and the commuter train to Boston. Dont miss the opportunity to experience the lifestyle this home offers. Open House Sun 1-2:30**

**Property Information**

Approx. Living Area Total: **5,006 SqFt**  
 Approx. Above Grade: **5,006 SqFt**  
 Living Area Disclosures:  
 Living Area Includes Below-Grade SqFt: **No**  
 Approx. Below Grade:  
 Living Area Source: **Public Record**  
 Heat Zones: **3 Forced Air, Gas**  
 Parking Spaces: **4 Off-Street**  
 Disclosures:  
 Cool Zones: **3 Central Air**  
 Garage Spaces: **2 Under, Garage Door Opener**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Main Level, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Recessed Lighting, Crown Molding
Family Room:	1		Fireplace, Flooring - Hardwood, Main Level, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Wine Chiller, Gas Stove
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Main Level, Recessed Lighting, Crown Molding
Bedroom 2:	2		Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 3:	2		Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bedroom 4:	2		Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 5:	2		Closet, Flooring - Hardwood, Balcony / Deck
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Main Level, Jacuzzi / Whirlpool Soaking Tub, Double Vanity, Recessed Lighting
Bath 2:	2		Bathroom - Half, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Recessed Lighting
Laundry:	1		Flooring - Stone/Ceramic Tile, Recessed Lighting
Home Office:	2		Flooring - Hardwood, Recessed Lighting
Other:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Wet bar, Recessed Lighting, Crown Molding
Bathroom:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Jacuzzi / Whirlpool Soaking Tub
Foyer:	1		Closet, Flooring - Hardwood, Recessed Lighting

**Features**

Appliances: **Wall Oven, Compactor, Microwave, Indoor Grill, Countertop Range, Refrigerator**  
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Public School, T-Station**  
 Basement: **No**  
 Beach: **Yes Ocean**  
 Beach Ownership: **Public**  
 Beach - Miles to: **3/10 to 1/2 Mile**  
 Construction: **Frame, Stone/Concrete**  
 Exterior: **Wood**  
 Exterior Features: **Deck, Deck - Roof, Deck - Wood, Gutters, Sprinkler System, Screens**  
 Flooring: **Hardwood**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Insulation: **Partial**  
 Interior Features: **Security System, Cable Available, Wetbar, Wired for Surround Sound**  
 Lot Description: **Corner, Wooded, Paved Drive, Easements**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **Private Sewerage - Title 5: Pass**  
 Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup, Icemaker Connection**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Home Own Assn:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1949** Source: **Public Record**  
 Year Built Description: **Actual, Renovated Since**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:C2 B:11 L:072**  
 Assessed: **\$1,244,200**  
 Tax: **\$14,682** Tax Year: **2023**  
 Book: **36896** Page: **275**  
 Cert: **00000049810**  
 Zoning Code: **RB**  
 Map: Block: Lot:

**Compensation**

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