

**MLS # 73254039 - New
Single Family - Detached**



**8 Del Prete Dr
Hingham, MA 02043
Plymouth County**

Style: **Colonial**
Color: **blue**
Grade School: **Foster**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.47 (20,291 SqFt)**
Handicap Access/Features:
Directions: **Main St to Hersey to Del Prete**

List Price: **\$1,649,000**

Total Rooms: **9**
Bedrooms: **4**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Picture Perfect Home in an Amazing Walk-to-Town neighborhood. This bright and sunny home boasts a beautiful kitchen and an open-concept family room with soaring ceilings, custom built-ins, and a wood-burning fireplace. The first floor also offers a spacious office/den and an elegant dining room. The second floor features a primary suite with a walk-in closet and a double vanity bathroom, along with two spacious bedrooms and a second office. The third floor is the perfect teen/guest suite with a full bath. The finished lower level is ideal for a playroom, and the outdoor space is spectacular with a deck and large yard, complete with a fire pit area. Located in an amazing neighborhood within a short walk to Downtown Hingham, the commuter train to Boston, Hingham Harbor, and the sought-after new Foster Elementary School plus a short drive to the commuter boat to Boston. Open House Thur 4-7 and Fri 10-12.

Property Information

Approx. Living Area Total: **3,478 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **2,862 SqFt**

Approx. Below Grade: **616 SqFt**

Living Area Disclosures:

Heat Zones: **4 Forced Air, Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **4 Paved Driveway**

Garage Spaces: **2 Attached, Under**

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Crown Molding
Family Room:	1		Fireplace, Skylight, Ceiling - Cathedral, Ceiling - Beamed, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Wainscoting
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Main Bedroom:	2		Bathroom - Full, Skylight, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bedroom 4:	3		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet, Recessed Lighting, Window Seat
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Laundry:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Dryer Hookup - Gas, Washer Hookup
Office:	2		Flooring - Wall to Wall Carpet
Play Room:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Mud Room:	1		Flooring - Stone/Ceramic Tile, Recessed Lighting, Crown Molding
Den:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Wainscoting, Crown Molding
Bathroom:	3		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave, Refrigerator, Freezer, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Tennis Court, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Private School, Public School, T-Station**
Basement: **Yes Full, Partially Finished, Garage Access**
Beach: **Yes Harbor**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **220 Volts**
Exterior: **Wood**
Exterior Features: **Deck, Gutters, Professional Landscaping, Sprinkler System, Decorative Lighting, Screens, Invisible Fence**
Flooring: **Tile, Wall to Wall Carpet, Hardwood, Wood Laminate**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full**
Lot Description: **Level**
Road Type: **Public, Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: **Warranty Features: No**
Year Built: **1987** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:70 B:0 L:109**
Assessed: **\$1,436,700**
Tax: **\$15,588** Tax Year: **2024**
Book: **51608** Page: **291**
Cert: **00000073678**
Zoning Code: **res**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**
Facilitator: **1**
Compensation Based On: **Gross/Full Sale Price**