

MLS # 73268102 - New

Condo - Mid-Rise



10 Shipyard Dr - Unit 413  
Hingham, MA 02043  
Plymouth County

Unit Placement: **Corner**  
Unit Level: **4**  
Grade School:  
Middle School:  
High School:  
Outdoor Space Available: **Yes - Common**  
Handicap Access/Features:  
Directions: **3A to Hingham Shipyard**

List Price: **\$1,199,000**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2f 1h**  
Main Bath: **Yes**  
Fireplaces: **0**  
Approx. Acres:

**Sought after corner unit in the Brio. This stunning single-story open floor plan features a wall of windows in the living and dining rooms overlooking the water, offering breathtaking sunsets. The home boasts a chef's kitchen with high-end Thermador appliances, a large center island, and custom backsplash. Complete with motorized shades, smart home lighting/shade control, a powder room, a primary suite with a luxurious bathroom, a spacious ensuite guest bedroom, an office with barn doors, and a Sonos entertainment system. Enjoy easy living, with a full-time on-site property manager, two indoor underground heated parking spots, a dog run, and shared access to a raised garden terrace with a fire pit and grill area. This beautiful condo is just steps away from shopping, fine dining, and the commuter boat to Boston and Logan Airport. Open House Thur 4-6**

### Property Information

Approx. Living Area Total: **1,606 SqFt (\$746.58/SqFt)**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,606 SqFt**

Approx. Below Grade:

Levels in Unit: **1**

Living Area Disclosures:

Heat Zones: **2 Forced Air, Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **2 Deeded**

Garage Spaces: **2 Attached, Heated**

Disclosures:

### Complex & Association Information

Complex Name:

Units in Complex: **77** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$986 Monthly**

Assoc. Fee Incls: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - <b>Hardwood, Open Floor Plan, Recessed Lighting</b>
Dining Room:	1		Flooring - <b>Hardwood, French Doors, Open Floor Plan, Recessed Lighting</b>
Kitchen:	1		Flooring - <b>Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island</b>
Main Bedroom:	1		Bathroom - <b>Full, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior</b>
Bedroom 2:	1		Bathroom - <b>Full, Closet - Walk-in, Flooring - Wall to Wall Carpet</b>
Bath 1:	1		Bathroom - <b>Half, Flooring - Stone/Ceramic Tile</b>
Bath 2:	1		Bathroom - <b>Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub</b>
Bath 3:	1		Bathroom - <b>Full, Bathroom - Tiled With Tub &amp; Shower</b>
Laundry:	1		Dryer Hookup - <b>Gas, Washer Hookup</b>
Office:	1		Flooring - <b>Wall to Wall Carpet</b>

### Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Marina, T-Station**  
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Refrigerator - Wine Storage**  
Association Pool: **No**  
Basement: **No**  
Beach: **Yes Harbor**  
Beach - Miles to: **3/10 to 1/2 Mile**  
Construction: **Frame**  
Flooring: **Tile, Wall to Wall Carpet, Hardwood**  
Hot Water: **Tankless**  
Interior Features: **Intercom, French Doors**  
Management: **Professional - On Site**  
Pets Allowed: **Yes**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Utility Connections: **for Gas Range**  
Waterfront: **Yes River, Harbor**  
Water View: **Yes River**

### Other Property Info

Elevator: **Yes**  
Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built/Converted: **2018**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

### Tax Information

Pin #: **M:35 B:413 L:51**  
Assessed: **\$1,237,000**  
Tax: **\$13,421** Tax Year: **2024**  
Book: **55467** Page: **109**  
Cert: **000000091915**  
Zoning Code: **res**  
Map: Block: Lot:

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**  
Facilitator: **2**  
Compensation Based On: **Gross/Full Sale Price**