



**MLS # 73200755 - New**  
**Single Family - Detached**

**16 Crooked Meadow Ln**  
**Hingham, MA 02043**  
**Plymouth County**  
 Style: **Colonial**  
 Color:  
 Grade School: **South**  
 Middle School: **Hingham Middle**  
 High School: **Hingham High**  
 Approx. Acres: **4.45 (193,767 SqFt)**  
 Handicap Access/Features:  
 Directions: **228 to Crooked Meadow Lane, house is at the end of the cul de sac**

List Price: **\$1,485,000**  
 Total Rooms: **10**  
 Bedrooms: **4**  
 Bathrooms: **2f 1h**  
 Main Bath:  
 Fireplaces: **2**  
 Approx. Street Frontage:

**Remarks**

**Beautiful Colonial nestled at the end of a cul-de-sac in the heart of Hingham. Located on a bucolic 4.5-acre lot with an in-ground pool, this sun-drenched and spacious home features a flowing floor plan that includes a light and bright kitchen with a large center island, a formal living room, a den, a mudroom, and a spectacular family room with a wall of windows overlooking the park-like backyard. The second floor features a primary suite with a full bath and three additional generously sized bedrooms. Many recent updates include a new roof, windows, heating/AC system, and exterior siding. Located on an incredible private lot with mature plantings and within walking distance to Hingham Center and South Elementary School. Bring your design ideas and make this your forever home. Open House Friday and Saturday, 11-1.**

**Property Information**

Approx. Living Area Total: **3,862 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**  
 Approx. Above Grade: **3,544 SqFt** Approx. Below Grade: **318 SqFt**  
 Living Area Disclosures:  
 Heat Zones: **4 Central Heat, Forced Air, Gas, Wood Stove** Cool Zones: **4 Central Air**  
 Parking Spaces: **6 Paved Driveway** Garage Spaces: **3 Attached, Under**  
 Disclosures:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Chair Rail, Crown Molding
Dining Room:	1		Flooring - Hardwood, Chair Rail, Lighting - Pendant, Crown Molding
Family Room:	1		Skylight, Ceiling Fan(s), Ceiling - Beamed, Ceiling - Vaulted, Flooring - Hardwood, Window(s) - Picture
Kitchen:	1		Wood / Coal / Pellet Stove, Ceiling - Beamed, Flooring - Hardwood, Kitchen Island
Main Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Ceiling - Beamed, Ceiling - Vaulted, Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub
Bath 3:	1		Bathroom - Half
Laundry:	1		-
Den:	1		Flooring - Wall to Wall Carpet
Home Office:	1		Closet/Cabinets - Custom Built, Flooring - Wood

**Features**

Appliances: **Wall Oven, Disposal, Compactor, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - ENERGY STAR, Dishwasher - ENERGY STAR**  
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Highway Access, House of Worship, Public School, T-Station**  
 Basement: **Yes Full**  
 Beach: **Yes Harbor**  
 Beach Ownership: **Public**  
 Beach - Miles to: **1 to 2 Mile**  
 Construction: **Frame**  
 Electric: **220 Volts**  
 Exterior: **Wood**  
 Exterior Features: **Porch - Screened, Deck - Wood, Patio, Pool - Inground, Storage Shed, Fenced Yard**  
 Flooring: **Wood, Wall to Wall Carpet, Pine**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Electric**  
 Insulation: **Full**  
 Interior Features: **French Doors**  
 Lot Description: **Wooded, Paved Drive**  
 Road Type: **Public, Cul-De-Sac**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **Private Sewerage - Title 5: Pass**  
 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: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1972** Source: **Public Record**  
 Year Built Description: **Actual**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:118 B:0 L:62**  
 Assessed: **\$1,388,200**  
 Tax: **\$13,882** Tax Year: **2023**  
 Book: **53162** Page: **69**  
 Cert: **00000067419**  
 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.CrookedMeadowLn.com](http://www.CrookedMeadowLn.com) for more info

**Market Information**

Listing Date: **2/8/2024** Listing Market Time: MLS# has been on for **1** day(s)  
 Days on Market: Property has been on the market for a total of **1** day(s) Office Market Time: Office has listed this property for **1** day(s)  
 Expiration Date:  
 Original Price: **\$1,485,000** Cash Paid for Upgrades:  
 Off Market Date: Seller Concessions at Closing:  
 Sale Date:

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