

MLS # 73234192 - New
Single Family - Detached



26 Towerbrook Rd
Hingham, MA 02043
Plymouth County

List Price: **\$1,075,000**

Style: **Raised Ranch**
Color: **Grey**
Grade School: **Plymouth River**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.46 (20,000 SqFt)**
Handicap Access/Features:
Directions: **Route 228 to Tower Brook Rd**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Street Frontage:

Remarks

Spacious and updated designer home situated on a tranquil side street near Hingham Center. This picture-perfect home offers an open-concept family room anchored by a cozy fireplace that leads into a sun-drenched gourmet kitchen with a center island and eat-in dining area French doors open to an enchanting sunroom that overlooks the magnificent fenced-in backyard. The home also features a primary suite with a full bath and 2 additional well-appointed bedrooms. The lower level has a versatile family room room/guest suite with an additional full bath and a laundry room. Located within walking distance to Hingham Center and within a short drive to the commuter train and boat to Boston. Open House Wed from 4-6.

Property Information

Approx. Living Area Total: **2,151 SqFt**

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

Living Area Source: **Appraiser**

Approx. Above Grade: **2,151 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **2 Hot Water Baseboard, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **4**

Garage Spaces: **2 Attached, Under, Heated**

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2		Fireplace, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	2		Flooring - Hardwood, Window(s) - Bay/Bow/Box
Family Room:	1		Fireplace, Flooring - Laminate, Recessed Lighting
Kitchen:	2		Flooring - Hardwood, Dining Area, Kitchen Island, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bath 3:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Lighting - Overhead, Pedestal Sink
Laundry:	1		Closet, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Sun Room:	2		Ceiling Fan(s), Ceiling - Beamed, Flooring - Laminate, Exterior Access, Slider

Features

Appliances: **Range, Refrigerator**

Area Amenities: **Public Transportation, Shopping, Park, Golf Course, Conservation Area, Public School, T-Station**

Basement: **Yes Full**

Beach: **Yes Ocean**

Beach Ownership: **Public**

Beach - Miles to: **1 to 2 Mile**

Construction: **Frame**

Energy Features: **Prog. Thermostat**

Exterior Features: **Porch - Enclosed, Deck**

Flooring: **Tile, Hardwood, Wood Laminate**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Paved Drive, Fenced/Enclosed, Gentle Slope**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Not Done**

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:108 B:0 L:26**

Assessed: **\$893,400**

Tax: **\$9,693** Tax Year: **2024**

Book: **53465** Page: **84**

Cert: **00000088103**

Zoning Code: **res**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**

Facilitator: **2**

Compensation Based On: **Gross/Full Sale Price**