



MLS # 73260322 - New
Condo - Townhouse

1 Derby Brook Way - Unit 1
Hingham, MA 02043
Plymouth County

Unit Placement: **Street**
Unit Level: **1**
Grade School: **South**
Middle School: **Hingham Middle**
High School: **Hingham High**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Rt 53 to Derby Brook Way**

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

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Acres:

Travel down a picturesque, tree-lined street and over a charming stone bridge to reach your sunlit end-unit home at Derby Brook Way. This beautifully maintained residence offers a bright and spacious kitchen with granite countertops, a large island and stainless steel appliances. The adjacent dining room features elegant wainscoting and flows effortlessly into a welcoming family room, complete with a soaring cathedral ceiling, and a cozy gas fireplace. From the family room, step out onto your private deck and patio to enjoy the tranquil and private backyard. The first-floor primary suite includes a walk-in closet and a luxurious bathroom with double vanity sinks, a spacious stand-up shower, and a tub. The second floor offers an expansive family room loft that overlooks the main level, two well-appointed bedrooms, and a full bath. The home also has gleaming hardwood floors throughout and a large unfinished basement. Amazing Commuter location near route 3. Open House Sun 7/7 from 1-3

Property Information

Approx. Living Area Total: **2,200 SqFt (\$488.64/SqFt)**
Approx. Above Grade: **2,200 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade: **0 SqFt**

Living Area Source: **Public Record**
Levels in Unit: **2**

Heat Zones: **2 Forced Air, Gas**
Parking Spaces: **4 Off-Street**
Disclosures:

Cool Zones: **2 Central Air**
Garage Spaces: **2 Attached, Garage Door Opener**

Complex & Association Information

Complex Name: **Derby Brook Townhomes**

Units in Complex: **20** Complete:

Units Owner Occupied: **Source:**

Association: **Yes** Fee: **\$840 Monthly**

Assoc. Fee Incls: **Sewer, Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Walking/Jogging Trails, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Chair Rail, Deck - Exterior, Exterior Access, Slider, Wainscoting, Lighting - Sconce
Dining Room:	1		Flooring - Hardwood, Chair Rail, Wainscoting, Lighting - Pendant
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Recessed Lighting, Stainless Steel Appliances, Lighting - Pendant, Crown Molding
Main Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Ceiling - Vaulted, Closet - Walk-in, Flooring - Hardwood, Handicap Accessible, Recessed Lighting
Bedroom 2:	2		Flooring - Hardwood
Bedroom 3:	2		Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 3:	2		-
Laundry:	1		Flooring - Stone/Ceramic Tile, Recessed Lighting, Washer Hookup
Loft:	2		Flooring - Hardwood, Recessed Lighting

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Marina, T-Station**
Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Basement: **Yes Full, Unfinished Basement**
Beach: **Yes**
Beach Ownership: **Public**
Construction: **Frame**
Electric Features: **Circuit Breakers, 200 Amps**
Exterior: **Clapboard, Shingles**
Exterior Features: **Porch, Deck, Deck - Wood, Patio, Drought Tolerant/Water Conserving Landscaping, Gutters**
Flooring: **Tile, Hardwood**
Hot Water: **Natural Gas**
Insulation Features: **Full, Fiberglass**
Interior Features: **Cable Available**
Management: **Professional - Off Site**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Water Utilities: **City/Town Water**
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer, Washer Hookup**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **Warranty Features:**
Year Built/Converted: **2011**
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:187 B:101 L:11**
Assessed: **\$1,046,900**
Tax: **\$11,359** Tax Year: **2024**
Book: **41943** Page: **200**
Cert: **00000086998**
Zoning Code: **res**
Map: Block: Lot:

Compensation

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

Firm Remarks

Go to www.1Derbybrook.com for more info

Market Information

Listing Date: **7/5/2024**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$1,075,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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