



MLS # 73225982 - Price Changed

Single Family - Detached

24-26 West St
Hingham, MA 02043
Plymouth County

Style: **Antique**
Color: **white**
Grade School: **Foster**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.5 (21,615 SqFt)**

Handicap Access/Features:
Directions: **South Street to West Street, or Beal Street to West Street**

List Price: **📉\$1,349,000**

Total Rooms: **14**
Bedrooms: **6**
Bathrooms: **3f 1h**
Main Bath: **No**
Fireplaces: **4**
Approx. Street Frontage:

This beautifully updated and charming antique home in Downtown Hingham is perfect for a variety of living arrangements, it can easily be converted back into a single-family home or continue as a 2-family property, allowing you to occupy one unit while renting out the second, in-law unit. The larger unit boasts 4 bedrooms and 1 1/2 baths, featuring an eat-in kitchen, mudroom, living room and a cozy office space. The second unit has a sunny and bright open floor plan kitchen/dining and family room, complemented by an office, 2 generous sized bedrooms, and 2 full baths. The property is further enhanced by a 3-car garage, atop which sits a fantastic heated bonus/office space. This area includes a kitchenette, an expansive room with cathedral ceilings, and 2 additional multi-use rooms with closets. Nestled on a lg lot near a quiet side street, the home is just a short walk from the commuter train and boat to Boston and numerous shops/restaurants. Open House Sun 6/9 1-2:30

Property Information

Approx. Living Area Total: **3,850 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **3,850 SqFt** Approx. Below Grade:
Living Area Disclosures: **currently set up as a 2 family home but could easily be converted back to a single family**

Heat Zones: **Gas** Cool Zones: **None**
Parking Spaces: **6** Garage Spaces: **3 Detached**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood, Flooring - Stone/Ceramic Tile
Main Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	1		Fireplace, Closet, Flooring - Hardwood
Bedroom 4:	1		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	1		Dryer Hookup - Gas
Inlaw Apt.:	1		Bathroom - Full, Bathroom - Half, Bathroom - With Shower Stall, Fireplace, Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Dryer Hookup - Gas, Recessed Lighting, Stainless Steel Appliances, Washer Hookup
Home Office-Separate Entry:	2		Bathroom - Half, Flooring - Wall to Wall Carpet, Flooring - Laminatate, Stainless Steel Appliances

Features

Appliances: **Range, Dishwasher, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Golf Course, Bike Path, Conservation Area, Marina, Private School, Public School, T-Station**
Basement: **Yes Full**
Beach: **Yes Harbor**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Exterior Features: **Patio**
Flooring: **Wood, Tile**
Foundation Size:
Foundation Description: **Fieldstone, Granite**
Lot Description: **Level**
Road Type: **Public, Paved, Publicly Maint., Dead End, 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: **see agent for more info**
Home Own Assn:
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built: **1770** Source: **Public Record**
Year Built Description: **Actual, Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:69 B:0 L:10**
Assessed: **\$1,199,800**
Tax: **\$11,998** Tax Year: **2024**
Book: **55394** Page: **324**
Cert: **000000086490**
Zoning Code: **res**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**
Facilitator: **2.0**
Compensation Based On: **Net 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, Other (See Special Showing Instructions)**
Showing: Facilitator: **Call List Agent, Other (See Special Showing Instructions)**
Special Showing Instructions: **Call/Text Darleen Lannon 617-899-4508. Min 24 hour notice due to tenants. Go to www.24westst.com**

Firm Remarks

For more info go to: **www.2426west.com**

Market Information

Listing Date: **4/18/2024**
Days on Market: Property has been on the market for a total of **53** day(s)
Expiration Date:
Original Price: **\$1,399,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **53** day(s)
Office Market Time: Office has listed this property for **53** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Mortgage Payment Calculator

Key Info	30 Year Fixed	15 Year Fixed	VA	Conv 5/6 ARM
Down Payment:	\$269,800	\$269,800	\$0^**	\$269,800
Mortgage Paymt:	\$7,362	\$9,776	\$8,938	\$7,362
Rate:	7.250%	7.125%	6.750%	7.250%
APR:	7.330%	7.205%	6.830%	7.330%
Taxes:	\$1,000	\$1,000	\$1,000	\$1,000
Ins./HOA Dues:	\$214	\$214	\$214	\$214
PMI:	\$0	\$0	\$0	\$0
Mo. Payment:	\$8,576	\$10,990	\$10,152^**	\$8,576

Personalize Your Mortgage

Click on the calculate button below to enter your offer price and down payment:

CALCULATE

Asking Price of **\$1,349,000** with a Down Payment of **20.0%** and a Loan Amount of **\$1,079,200**. ^**VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Jumbo loans may require 20% down. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

Market History for 24-26 West St, Hingham, MA 02043

MLS #	Date		DOM	DTO	Price
73225982	4/18/2024	Listed for \$1,399,000			\$1,399,000
	6/7/2024	Price Changed to: \$1,349,000	50		\$1,349,000
Market History for Coldwell Banker Realty - Hingham (AN6213)			53		
Market History for this property			53		

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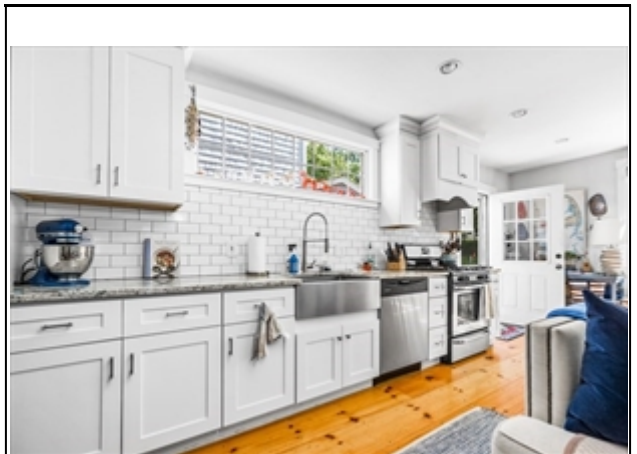
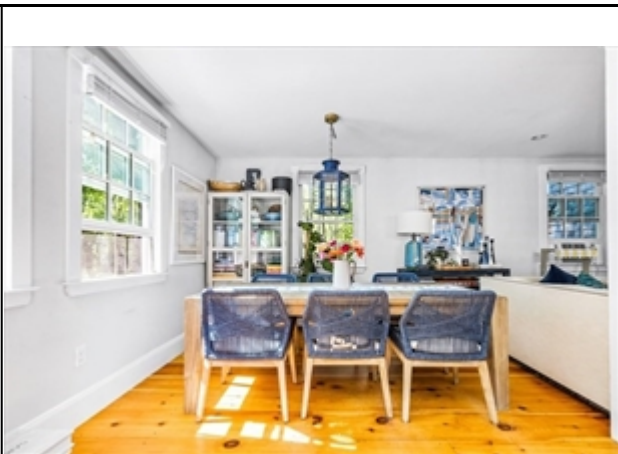
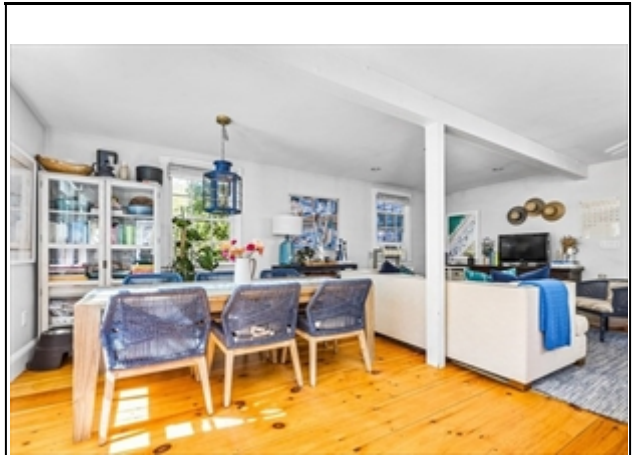
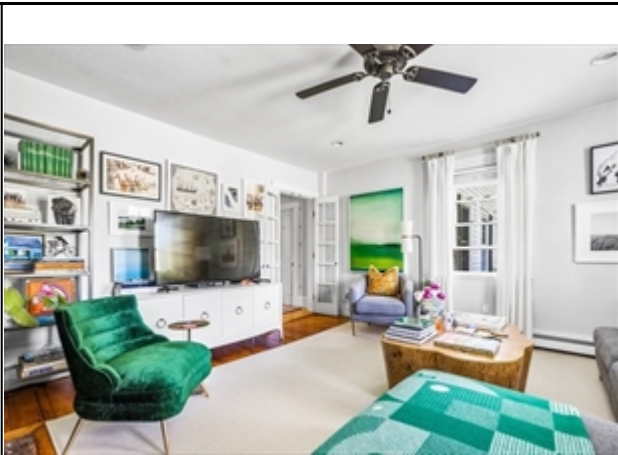
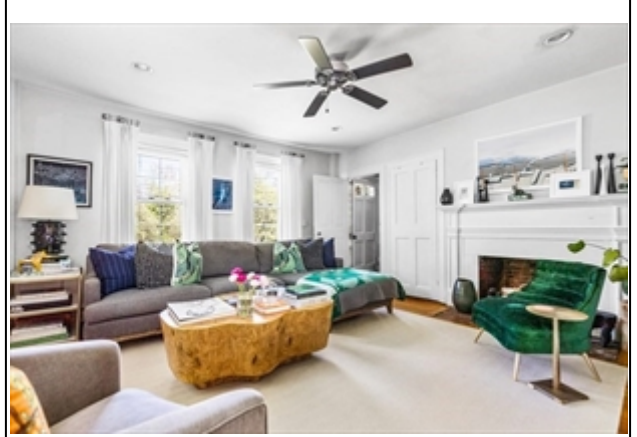
Price History for 73225982
24-26 West St, Hingham, MA 02043

Date		Amount	%	DOM to PCG	DOM of PCG
04/18/2024	Listed for \$1,399,000				
06/07/2024	Price Changed to: \$1,349,000	\$-50,000	3.57%	50	50
					Listing DOM: 53
					Property DOM: 53

** Calculates and removes Offmarket activity in DOM Timeframe

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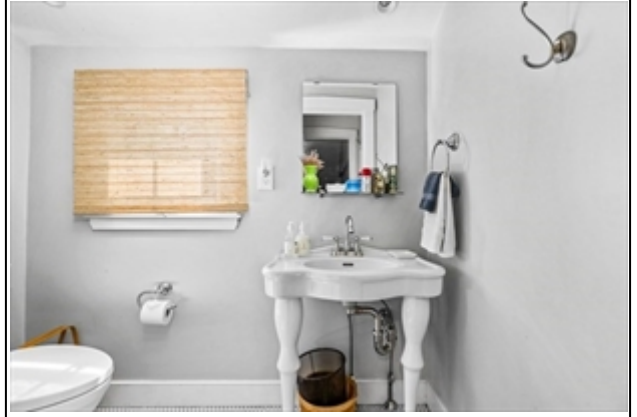
Single Family - Detached
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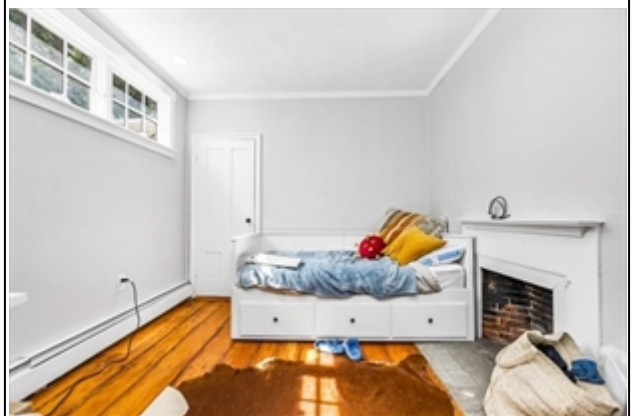
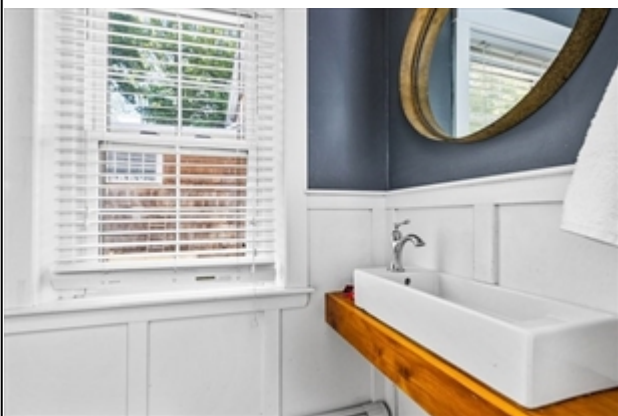
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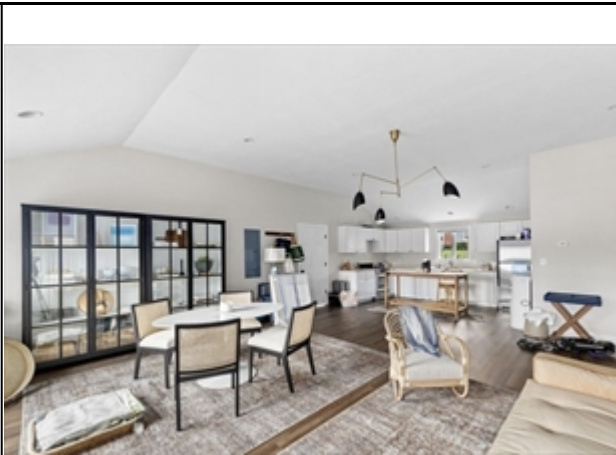
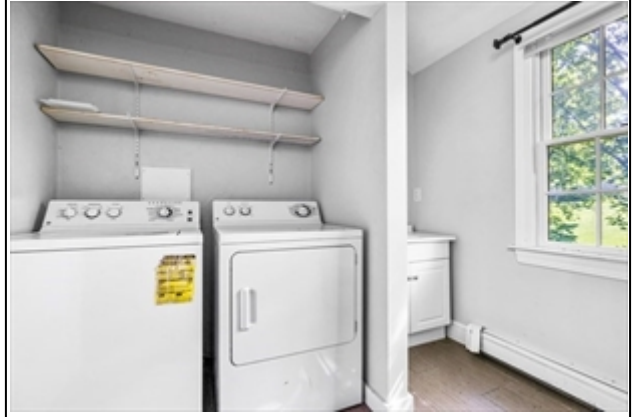
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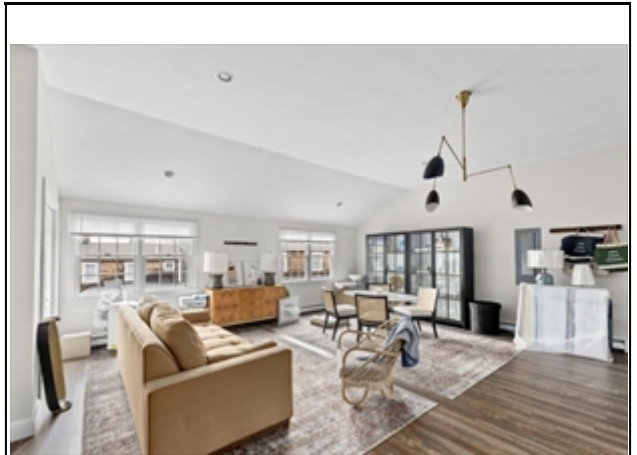
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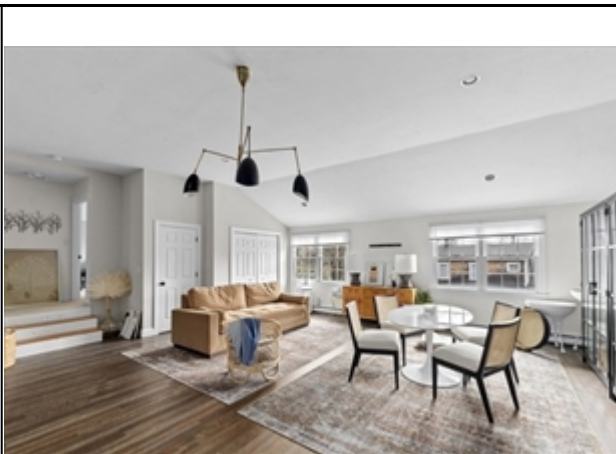
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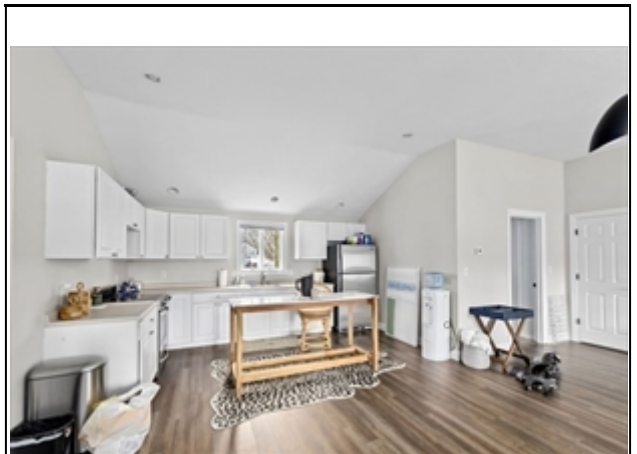
Home Office—Separate Entry



Home Office—Separate Entry



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