



MLS # 73209620 - New
Single Family - Detached

18 Grenadier Rd
Hingham, MA 02043
Plymouth County
Style: **Contemporary**
Color: **Grey**
Grade School: **South**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.68 (29,579 SqFt)**
Handicap Access/Features:
Neighborhood/Sub-Division: **Liberty Pole**
Directions: **Main Street to Grenadier Road**

List Price: **\$1,225,000**

Total Rooms: **8**
Bedrooms: **3**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Picture-perfect home in the beloved Liberty Pole neighborhood. Spacious and Spectacular with high-end finishes throughout, this home checks all the boxes! The first floor features an open floor plan with a family room boasting soaring cathedral ceilings, a sunny and bright kitchen with new quartz countertops, a luxurious primary suite with a spa-like bath, plus 2 well-appointed bedrooms sharing an updated bath, and a lovely office. The walk-out lower level is beautifully finished with custom millwork and built-ins, offering a versatile playroom/media room with a guest suite/full bath, laundry area, lots of storage and a mudroom that leads out to the expansive 3 car garage. Enjoy entertaining on the serene screened-in porch that overlooks the fantastic backyard. Ideally located near South Elementary School, the commuter train to Boston, and Route 3.Open House Fri 11-1 and Sat 11-1

Property Information

Approx. Living Area Total: **3,054 SqFt**
Approx. Above Grade: **2,454 SqFt**
Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **600 SqFt**
Living Area Source: **Other**

Heat Zones: **4 Hot Water Baseboard, Radiant, Oil**
Cool Zones: **1 Central Air**
Parking Spaces: **3 Paved Driveway**
Garage Spaces: **3 Attached, Under**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Wood / Coal / Pellet Stove, Ceiling Fan(s), Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Pendant
Family Room:	B		Flooring - Laminate, Recessed Lighting
Kitchen:	1		Countertops - Stone/Granite/Solid, Recessed Lighting, Stainless Steel Appliances, Crown Molding
Main Bedroom:	1		Bathroom - Full, Ceiling Fan(s), Closet - Walk-in, Closet, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 3:	1		Ceiling Fan(s), Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Sconce
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Wainscoting
Bath 3:	B		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Vinyl, Recessed Lighting, Beadboard
Laundry:	B		Flooring - Vinyl, Exterior Access
Office:	1		Ceiling Fan(s), Flooring - Hardwood
Sitting Room:	1		Flooring - Hardwood, Chair Rail, Exterior Access, Lighting - Overhead
Play Room:	B		Closet/Cabinets - Custom Built, Flooring - Vinyl, Recessed Lighting, Wainscoting
Bonus Room:	B		Flooring - Wall to Wall Carpet
Mud Room:	B		Closet/Cabinets - Custom Built, Flooring - Vinyl, Wainscoting

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Highway Access, Private School, Public School**
Basement: **Yes Full, Partially Finished, Walk Out, Garage Access**
Beach: **Yes Ocean**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **200 Amps**
Exterior: **Wood**
Exterior Features: **Porch - Screened, Professional Landscaping**
Flooring: **Laminate, Hardwood, Stone / Slate**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **French Doors**
Lot Description: **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:179 B:0 L:75**
Assessed: **\$797,100**
Tax: **\$7,971** Tax Year: **2023**
Book: **45921** Page: **153**
Cert: **000000065995**
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.**

Market Information

Listing Date: **3/7/2024**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$1,225,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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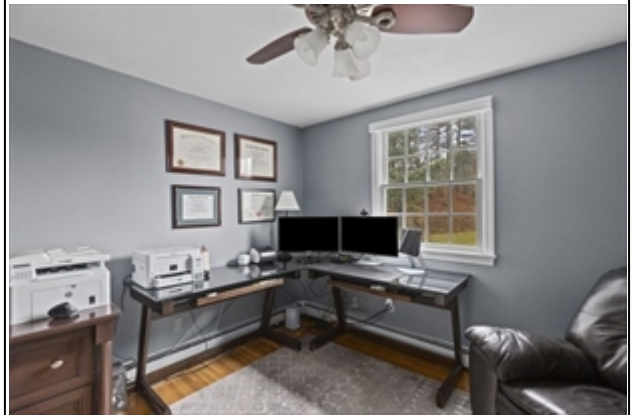
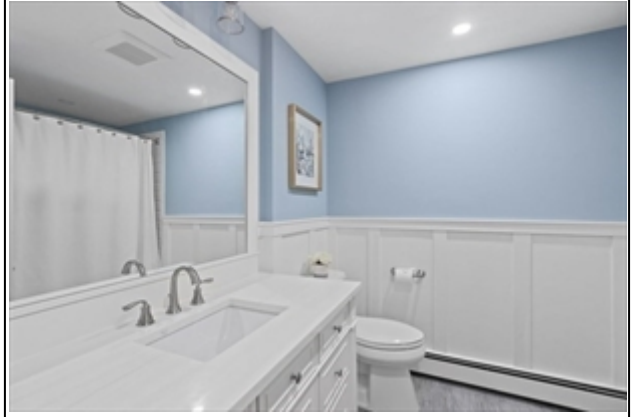
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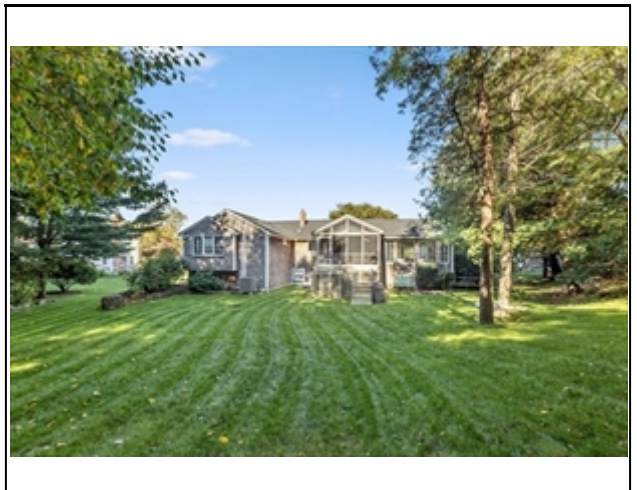
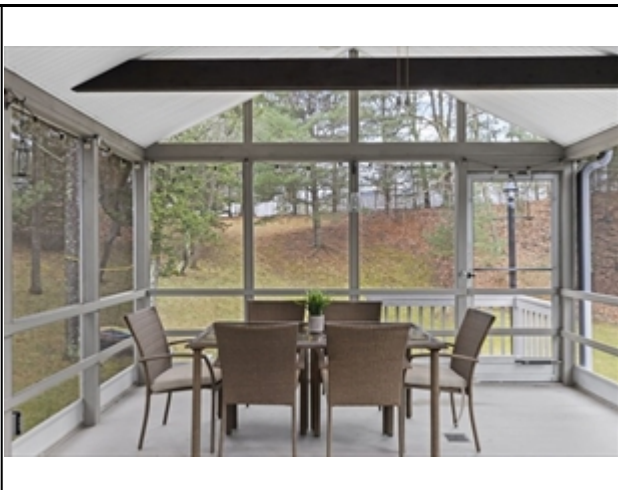
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