



**MLS # 73015913 - New
Single Family - Detached**

**86 Kimball Beach Rd
Hingham, MA 02043
Plymouth County**

List Price: **\$1,799,000**

Style: **Contemporary**
Color: **white**
Grade School: **Foster**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.09 (3,960 SqFt)**
Handicap Access/Features:

Total Rooms: **7**
Bedrooms: **4**
Bathrooms: **3f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Directions: **3A to Downer Ave. Left on Planters Field Ln. Left on Wompatuck Rd. Continue on Kimball Beach Rd.**

Remarks

Breathtaking Water Views of Hingham Bay from nearly every turn in this Seaside Home! Completely Gut Renovated in 2021. The home features a Sunny and Spacious Chefs Kitchen with top of the line appliances, a Dining Room leading out to a porch with views of the ever changing waterscape, and a Lovely Living Room w/ fire place and a Sitting area. The second floor offers a Luxurious Master Suite w/ an array of windows capturing 360 views of the water, a full Bath w/ a walk in closet and 2 additional bedrooms with a Jack and Jill Bath. The third floor has an additional Bedroom which could be used as a Guest Suite/Home Office w/ a Full Bath and a Deck w/ views of Boston. The lower level is the perfect office/gym/play room. This Dream Home offers the ideal place to live, work and play from home. Overlooking the neighborhood dock, with a Boat Mooring and a Beach and w/in walking distance to lots of restaurants, and the commuter Boat to Boston. OPEN HOUSE SAT 1-3

Property Information

Approx. Living Area Total: **3,382 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Public Record**

Approx. Above Grade: **3,070 SqFt**

Approx. Below Grade: **312 SqFt**

Living Area Disclosures:

Heat Zones: **2 Gas**

Cool Zones: **2 Central Air**

Parking Spaces: **3**

Garage Spaces: **1 Under**

Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, French Doors, Open Floor Plan, Recessed Lighting
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	3		Bathroom - Full, Closet, Flooring - Hardwood, Balcony - Exterior
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Countertops - Stone/Granite/Solid
Bath 3:	2		Bathroom - Half
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Bedroom:	3		Bathroom - Full, Closet, Balcony / Deck
Bathroom:	3		Bathroom - Full, Bathroom - Tiled With Shower Stall
Bonus Room:	B		Closet, Flooring - Stone/Ceramic Tile, Recessed Lighting

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**

Area Amenities: **Public Transportation, Shopping, Tennis Court, Walk/Jog Trails, Marina, Public School**

Basement: **Yes Partial**

Beach: **Yes Bay**

Beach Ownership: **Association**

Beach - Miles to: **0 to 1/10 Mile**

Construction: **Frame**

Exterior: **Wood**

Exterior Features: **Porch, Deck**

Flooring: **Tile, Hardwood, Stone / Slate**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas**

Lot Description: **Scenic View(s)**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **Yes Bay, Dock/Mooring**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **None**

UFFI: Warranty Features:

Year Built: **1990** Source: **Public Record**

Year Built Description: **Renovated Since**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:15 B:0 L:84**

Assessed: **\$1,287,200**

Tax: **\$15,189** Tax Year: **2021**

Book: **51049** Page: **43**

Cert: **00000030199**

Zoning Code: **res**

Map: Block: Lot:

Compensation

Sub-Agent: **2.5** Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Coldwell Banker Realty - Hingham (781) 749-4300

Agent: Darleen Lannon (617) 899-4508