

MLS # 73307643 - New
Single Family - Detached



8 Hayes Rd
Hingham, MA 02043
Plymouth County
Style: **Cape**
Color: **Brick**
Grade School: **Foster**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.24 (10,308 SqFt)**
Handicap Access/Features:
Directions: **Downer to Dailey to Hayes**

List Price: **\$1,275,000**

Total Rooms: **7**
Bedrooms: **4**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **2**
Approx. Street Frontage:

This is the home you've been waiting for! Charming brick Cape-style home on a fantastic lot in Crow Point, just a block from Hingham Harbor! The first floor offers a bright and sunny kitchen with granite countertops leading to an expansive deck, a formal dining room, a full bath, and a beautiful front-to-back living room with custom built-ins and a wood-burning fireplace. The second floor features four generous sized bedrooms and another full bath. The walk-out lower level includes a playroom/gym and laundry area. Recent updates include: new A/C, updated baths, and hardwood floors throughout. Close to the new Foster Elementary school and commuter boat/train to Boston. This gem won't last! Open House Wed 4-6

Property Information

Approx. Living Area Total: **2,459 SqFt**
Approx. Above Grade: **2,059 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **400 SqFt**

Living Area Source: **Public Record**

Heat Zones: **3 Hot Water Baseboard, Oil**
Parking Spaces: **3 Off-Street, Paved Driveway**
Disclosures: **New A/C, New Renovated Bathrooms**

Cool Zones: **1 Central Air**
Garage Spaces: **0**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Exterior Access, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Chair Rail, Wainscoting, Lighting - Pendant, Crown Molding
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Deck - Exterior, Exterior Access, Recessed Lighting, Lighting - Pendant
Main Bedroom:	2		Closet, Flooring - Hardwood, Lighting - Overhead, Crown Molding
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 4:	2		Closet, Flooring - Wall to Wall Carpet, Lighting - Overhead
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Lighting - Pendant
Bath 2:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Marble, Lighting - Sconce
Laundry:	B		Flooring - Stone/Ceramic Tile
Exercise Room:	B		Fireplace, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Exterior Access, Lighting - Overhead

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Marina**
Basement: **Yes Full, Finished, Walk Out**
Beach: **Yes Harbor**
Beach Ownership: **Public**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Exterior: **Clapboard, Brick**
Exterior Features: **Porch, Deck**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Granite**
Hot Water: **Oil**
Lot Description: **Paved Drive, Cleared**
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: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1946** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:27 B:0 L:14**
Assessed: **\$963,400**
Tax: **\$10,453** Tax Year: **2024**
Book: **54821** Page: **180**
Cert: **00000045218**
Zoning Code: **res**
Map: Block: Lot:

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **2%**
Facilitator: **2%**
Compensation Based On: **Gross/Full Sale Price**

Firm Remarks

Within walking distance to new highly acclaimed Foster School. Short drive to Shipyard, Commuter Rail, The Square, Harbor, shopping and bus stop. Go to www.8Hayes.com for more property info.

Market Information

Listing Date: **10/30/2024**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$1,275,000**
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:

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2024 MLS Property Information Network, Inc.