



MLS # 73454517 - New
Single Family - Detached

9 Cranberry Ln
Hingham, MA 02043
Plymouth County

Style: Colonial
Color: Beige
Grade School: Plymouth River
Middle School: Hingham Middle
High School: Hingham High
Approx. Acres: 0.69 (30,028 SqFt)
Handicap Access/Features:
Directions: Off French St

List Price: \$2,499,000

Total Rooms: 8
Bedrooms: 4
Bathrooms: 4f 0h
Main Bath: Yes
Fireplaces: 1
Approx. Street Frontage:

Exquisite Executive home ideally set at the end of a serene cul-de-sac. This elegant colonial features a welcoming farmer's porch, a dramatic 2 story foyer, a chef's kitchen with a sprawling center island, and a sun-filled family room with soaring ceilings and a wood-burning fireplace overlooking the resort-style backyard. The first floor also includes a formal dining room, living room, full bath, and a fabulous mudroom. Upstairs offers a luxe primary suite, plus three additional bedrooms (one en-suite), a full bath, and laundry. The third floor is perfect for a guest suite or home office. The lower level includes a gym, game room, and custom beverage area and lots of storage. Enjoy the backyard oasis with a heated in-ground pool w/a water feature, deck, and a fenced yard w/an outdoor kitchen—all minutes from Route 3, the commuter train, and Derby Street Shops. Open House Sat 11-1 and Sun 12-2

Property Information

Approx. Living Area Total: 5,457 SqFt
Approx. Above Grade: 4,544 SqFt
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: Yes
Approx. Below Grade: 913 SqFt

Living Area Source: Measured

Heat Zones: 4 Gas
Parking Spaces: 6 Paved Driveway
Disclosures:

Cool Zones: 4 Central Air
Garage Spaces: 3 Attached, Garage Door Opener

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Chair Rail, Recessed Lighting, Wainscoting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Chair Rail, Recessed Lighting, Lighting - Overhead, Crown Molding
Family Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Closet/Cabinets - Custom Built, Exterior Access, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	2		Bathroom - Full, Ceiling - Vaulted, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting, Lighting - Pendant
Bedroom 2:	2		Closet, Flooring - Hardwood, Lighting - Overhead
Bedroom 3:	2		Closet - Walk-in, Flooring - Hardwood, Lighting - Overhead
Bedroom 4:	2		Bathroom - Full, Closet, Flooring - Hardwood, Lighting - Overhead
Bath 1:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Lighting - Overhead
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Laundry:	2		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup, Lighting - Overhead
Bathroom:	1		Bathroom - Full, Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce, Pedestal Sink
Home Office:	3		Flooring - Wall to Wall Carpet, Recessed Lighting, Pocket Door
Bonus Room:	3		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Mud Room:	1		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Exterior Access, Lighting - Pendant
Game Room:	B		Closet/Cabinets - Custom Built, Flooring - Vinyl, Chair Rail, Recessed Lighting, Wainscoting, Wine Chiller
Exercise Room:	B		Chair Rail, Exterior Access, Recessed Lighting, Wainscoting

Features

Appliances: Range, Dishwasher, Microwave, Refrigerator
Area Amenities: Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Conservation Area, Public School, T-Station
Basement: Yes Full
Beach: Yes Harbor
Beach - Miles to: 1 to 2 Mile
Construction: Frame
Exterior: Wood
Exterior Features: Porch, Deck - Composite, Patio, Pool - Inground, Gutters, Sprinkler System, Fenced Yard, Stone Wall
Flooring: Tile, Wall to Wall Carpet, Hardwood
Foundation Size:
Foundation Description: Poured Concrete
Insulation: Full
Interior Features: French Doors
Lot Description: Paved Drive, Fenced/Enclosed
Road Type: Public
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Not Done
Utility Connections: for Gas Range
Water Utilities: City/Town Water
Waterfront: No
Water View: No

Other Property Info

Disclosure Declaration: No
Exclusions: washer/dryer
Home Own Assn:
Lead Paint: None
UFFI: Warranty Features:
Year Built: 2008 Source: Public Record
Year Built Description: Actual
Year Round:
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #: M:115 B:0 L:117
Assessed: \$2,071,300
Tax: \$22,142 Tax Year: 2025
Book: 37353 Page: 135
Cert:
Zoning Code: res
Map: Block: Lot:

Office/Agent Information

Listing Office: William Raveis R.E. & Home Services (781) 749-3007
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-Agency:
Showing: Buyer's Broker: Call List Agent
Showing: Facilitator: Call List Agent
Special Showing Instructions: Call/Text Darleen Lannon at 617-899-4508

Market Information

Listing Date: 11/13/2025
Days on Market: Property has been on the market for a total of 3 day(s)
Expiration Date:
Original Price: \$2,499,000
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for 3 day(s)
Office Market Time: Office has listed this property for 3 day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 9 Cranberry Ln, Hingham, MA 02043

MLS #	Date			DOM	DTO	Price
73454517	11/13/2025	Listed for \$2,499,000	Darleen Lannon	3		\$2,499,000
Market History for William Raveis R.E. & Home Services (M80002)				3		
Market History for this property				3		

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