

MLS # 73223701 - New
Single Family - Detached



3 Pleasant St
Hingham, MA: Hingham Center, 02043
Plymouth County
Style: **Antique**
Color: **Grey**
Grade School: **East**
Middle School: **Hingham**
High School: **Hingham**
Approx. Acres: **0.76 (33,200 SqFt)**
Handicap Access/Features:
Directions: **228 to Pleasant St**

List Price: **\$1,299,000**
Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **5**
Approx. Street Frontage:

Remarks

Charming expanded antique cape, located in the sought-after Hingham High School neighborhood. Embrace the epitome of Hingham living with this beautiful home that offers a perfect blend of period details and comfortable living throughout. The first floor features a warm and inviting rustic kitchen with exposed beams and a gas fireplace, a sunny living room, a lovely office, and a gracious formal dining room. The second floor offers 2 bedrooms and a full bath, plus an additional 2 bonus rooms. The newer 2-story addition provides fantastic space with a primary first-floor bedroom/full bath/sitting area and a second-level lofted family room and a full walk out basement. Located on a spectacular flat lot with a shed and plenty of room for potential expansion. Enjoy living within a short walk to Hingham Center, the library, and lots of shops and restaurants. Open House Monday 4/15 from 11-1

Property Information

Approx. Living Area Total: **2,254 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **2,254 SqFt** Approx. Below Grade:
Living Area Disclosures:
Heat Zones: **2 Forced Air, Gas** Cool Zones: **None**
Parking Spaces: **8** Garage Spaces: **0**
Disclosures: **Title 5 Failed.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Chair Rail
Dining Room:	1		Fireplace, Flooring - Hardwood, Chair Rail
Family Room:	1		Ceiling - Beamed, Ceiling - Vaulted, Flooring - Hardwood, Exterior Access, Slider
Kitchen:	1		Fireplace, Ceiling - Beamed, Flooring - Laminate, Exterior Access
Main Bedroom:	1		Bathroom - Full, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Lighting - Sconce
Bath 2:	1		Bathroom - With Shower Stall, Flooring - Laminate
Bath 3:	2		Bathroom - With Shower Stall, Flooring - Laminate
Laundry:	1		Dryer Hookup - Gas, Washer Hookup
Home Office:	1		Fireplace, Flooring - Hardwood, Chair Rail
Loft:	2		Skylight, Flooring - Hardwood
Bonus Room:	2		Skylight, Flooring - Hardwood
Bonus Room:	2		Fireplace, Closet, Flooring - Hardwood

Features

Appliances: **Range, Dishwasher**
Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Public School**
Basement: **Yes Full**
Beach: **Yes Harbor**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Exterior: **Wood**
Exterior Features: **Patio, Storage Shed**
Flooring: **Tile, Vinyl, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Lot Description: **Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Failed**
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: **1785** Source: **Public Record**
Year Built Description: **Actual, Certified Historic**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:90 B:0 L:88**
Assessed: **\$1,053,300**
Tax: **\$10,533** Tax Year: **2023**
Book: **13561** Page: **310**
Cert:
Zoning Code: **res**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**
Facilitator: **2.0**
Compensation Based On: **Gross/Full Sale Price**

Market Information

Listing Date: **4/13/2024** Listing Market Time: MLS# has been on for **2** day(s)
Days on Market: Property has been on the market for a total of **2** day(s)
Expiration Date: Office Market Time: Office has listed this property for **2** day(s)
Original Price: **\$1,299,000** Cash Paid for Upgrades:
Off Market Date: Seller Concessions at Closing:
Sale Date: