



MLS # 72974280 - Active
Single Family - Detached

94 High St
Hingham, MA 02043
Plymouth County

List Price: **\$1,399,000**

Style: **Cape**
 Color: **white**
 Grade School: **Plymouth River**
 Middle School: **Hingham Middle**
 High School: **Hingham High**
 Approx. Acres: **4.5 (195,945 SqFt)**
 Handicap Access/Features:
 Directions: **Main St to High St**

Total Rooms: **7**
 Bedrooms: **4**
 Bathrooms: **2f 1h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

Picture Perfect Cape with 4.5 acres of land, located with in WALKING distance to Plymouth Elementary School. This Charming home features a SUNNY and BRIGHT Kitchen w/ a Breakfast Nook overlooking the MAGNIFICENT grounds, a Formal Dining and Living Room, an Office and a 1st Floor Master Suite w/a full bath. The second floor offers 3 well appointed Bedrooms, a full Bath and an INCREDIBLE Family Room and Yoga/Reading Room w/ a Sep staircase to the main level. The home also has a Basement w/ a work out area and comes with a 1 year AHS Home Warranty. Located on a RETREAT LOT w/ more than 2 acres of walking trails, this yard offers a SANCTUARY w/ lots of room for a pool/tennis court or horses. A Commuters Delight with in a short drive to route 3, the Commuter Train and Boat to Boston and lots of Shops and Restaurants.

Property Information

Approx. Living Area Total: **3,089 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Other**
 Approx. Above Grade: **3,089 SqFt** Approx. Below Grade:
 Living Area Disclosures:
 Heat Zones: **4 Gas** Cool Zones: **None**
 Parking Spaces: **8 Paved Driveway** Garage Spaces: **1 Attached**
 Disclosures: **5 Bedroom Septic**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Family Room:	2		Open Floor Plan, Recessed Lighting
Kitchen:	1		Dining Area, Exterior Access, Open Floor Plan
Main Bedroom:	1		Bathroom - Full, Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower
Laundry:	1		Dryer Hookup - Electric, Washer Hookup

Features

Appliances: **Range, Dishwasher, Refrigerator**
 Area Amenities: **Walk/Jog Trails, Public School, T-Station**
 Basement: **Yes Bulkhead**
 Beach: **Yes Harbor**
 Beach - Miles to: **1 to 2 Mile**
 Construction: **Frame**
 Exterior: **Shingles, Wood**
 Exterior Features: **Patio, Professional Landscaping, Fenced Yard**
 Flooring: **Wall to Wall Carpet, Laminate, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Wooded**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **Private Sewerage - Title 5: Not Done**
 Utility Connections: **for Electric Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1945** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$816,300**
 Tax: **\$9,436** Tax Year: **2022**
 Book: **534** Page: **73**
 Cert:
 Zoning Code: **res**
 Map: Block: Lot:

Compensation

Sub-Agent: **2.5** Buyer Agent: **2.5**
 Facilitator: **2.5**
 Compensation Based On: **Gross/Full Sale Price**