



**MLS # 72933481 - New  
Single Family - Detached**

**639 Grove St  
Norwell, MA 02061-1207  
Plymouth County**  
Style: **Cape**  
Color: **white**  
Grade School: **Vinal**  
Middle School: **Norwell Middle**  
High School: **Norwell High**  
Handicap Access/Features:  
Directions: **Rt 53 to Grove St ( next to Hawthorne Ln)**

List Price: **\$999,000**  
Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **1f 1h**  
Master Bath: **No**  
Fireplaces: **1**

**Remarks**

**12 Acres in Norwell! Incredible opportunity to RENOVATE and EXPAND this adorable cape cod style cottage or potentially subdivide this SPECTACULAR retreat lot. This CHARMING home is like a SANCTUARY and is located at the end of a long PRIVATE driveway and offers 2 Bedrooms and 1 1/2 Baths, a lovely Family Room w/ beautiful wood floors, a Dining Room w/ custom built ins and Kitchen that is ready for your design ideas, The home is being sold "AS IS" . Located in the highly sought after Norwell School District and backing up to the lovely Hawthorne Neighborhood . This is a commuters delight, Close to shopping, route 3 ,and all the amenities that Norwell has to offer. Open House Friday 12-1 and Sunday 11-1**

**Property Information**

Approx. Living Area: **1,687 Sq. Ft.**  
Living Area Includes:  
Living Area Source: **Public Record**  
Living Area Disclosures:  
Disclosures: **AS IS PROPERTY & LAND**

Approx. Acres: **12 (522,720 Sq. Ft.)**  
Heat Zones: **Oil**  
Cool Zones: **None**

Garage Spaces: **1 Detached**  
Parking Spaces: **15**  
Approx. Street Frontage:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood
Kitchen:	1		Flooring - Vinyl
Master Bedroom:	2		Closet, Flooring - Hardwood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Laundry:	B		-

**Features**

Area Amenities: **Walk/Jog Trails, Conservation Area, Public School**  
Basement: **Yes Full**  
Beach: **No**  
Construction: **Frame**  
Exterior: **Wood**  
Flooring: **Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Lot Description: **Wooded**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Not Done**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1938** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:38 L:13**  
Assessed: **\$511,700**  
Tax: **\$8,668** Tax Year: **2021**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
Facilitator: **2.5**  
Compensation Based On: **Gross/Full Sale Price**

**Office/Agent Information**

Listing Office: **Coldwell Banker Realty - Hingham** (781) 749-4300  
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-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Call List Agent**  
Showing: Facilitator: **Call List Agent**  
Special Showing Instructions: **Call/text Darleen Lannon 617-899-4508**

**Firm Remarks**

**For More Info Go to: <http://639grovest.com/> No plans have been drafted for any sub dividing of the land. Buyer to do their own dilligence.**

**Market Information**

Listing Date: **1/13/2022**  
Days on Market: Property has been on the market for a total of **0** day(s)  
Expiration Date:  
Original Price: **\$999,000**  
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: