



MLS # 73173092 - New

Condo - Detached

50 Floret Circle - Unit 50  
Hingham, MA 02043  
Plymouth County

List Price: **\$1,425,000**

Unit Placement: **End**  
Unit Level: **1**  
Grade School: **East**  
Middle School: **Hingham**  
High School: **Hingham**  
Outdoor Space Available: **Yes - Private**  
Handicap Access/Features:  
Directions: **Take a left once you enter "The Meadows"**

Total Rooms: **5**  
Bedrooms: **2**  
Bathrooms: **2f 0h**  
Main Bath: **Yes**  
Fireplaces: **1**  
Approx. Acres:

**Remarks**

Located in "The Meadows" community, this sought after upgraded end unit excels in meticulous craftsmanship and modern sophistication and offers care free 1 level living. The main level features a Chefs Kitchen w/ polished granite countertops and top-tier appliances ,a Sunny Breakfast Nook that flows into a light-soaked Family Room that extends into a Private Deck and Patio ,an elegant Formal Living/Dining room complete with a gas fireplace ,a Primary Suite with a spa-like bath and second Bedroom offering the versatility of becoming a home office that is also complemented by an updated Bath,. The lower level features a Guest Suite or Entertainment Hub, complete with abundant storage. Community amenities amplify lifestyle luxury with a clubhouse, pool, and tennis courts.Located minutes away from Downtown Hingham, The Hingham Harbor and the Commuter train and Boat to Boston! Open House Tues from 12-1 and from 4-6

**Property Information**

Approx. Living Area Total: **2,321 SqFt (\$613.96/SqFt)** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**  
Approx. Above Grade: **1,671 SqFt** Approx. Below Grade: **650 SqFt** Levels in Unit: **1**  
Living Area Disclosures:  
Heat Zones: **1 Forced Air, Gas, Humidifier, Radiant** Cool Zones: **1 Central Air**  
Parking Spaces: **4** Garage Spaces: **2 Attached, Garage Door Opener**  
Disclosures:

**Complex & Association Information**

Complex Name: **The Meadows** Units in Complex: **54** Complete: **Yes** Units Owner Occupied: Source:  
Association: **Yes** Fee: **\$900**  
Assoc. Fee Incls: **Master Insurance, Landscaping, Snow Removal, Tennis Court, Paddle Tennis, Clubhouse**  
Special Assessments: **Yes - \$2,672 - Paid by seller-all the exteriors siding**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Balcony / Deck, Exterior Access, Open Floor Plan, Slider
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Family Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Balcony / Deck, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1		Skylight, Closet, Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Deck - Exterior, Recessed Lighting
Main Bedroom:	1		Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood, Recessed Lighting
Bath 1:	1		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting
Bath 2:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Recessed Lighting
Laundry:	1		Closet, Flooring - Stone/Ceramic Tile, Pantry, Dryer Hookup - Electric, Washer Hookup
Media Room:	B		Closet/Cabinets - Custom Built, Flooring - Wood, Recessed Lighting
Bonus Room:	B		Closet, Flooring - Wood, Recessed Lighting

**Features**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Bike Path, Marina, Public School**  
Appliances: **Range, Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer**  
Association Pool: **Yes Inground**  
Basement: **Yes Partially Finished**  
Beach: **Yes Harbor**  
Beach - Miles to: **1/2 to 1 Mile**  
Construction: **Frame**  
Exterior Features: **Deck, Patio, Sprinkler System**  
Flooring: **Tile, Hardwood**  
Hot Water: **Natural Gas, Tankless**  
Management: **Professional - On Site**  
Pets Allowed: **Yes**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Not Done**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Laundry Features: **In Unit**  
Lead Paint: **None**  
UFFI: Warranty Features:  
Year Built/Converted: **1984**  
Year Built Source: **Public Record**  
Year Built Desc: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$962,200**  
Tax: **\$9,622** Tax Year: **2023**  
Book: **m780** Page: **450**  
Cert:  
Zoning Code: **res**  
Map: Block: Lot:

**Compensation**

Sub-Agent: **Not Offered** Buyer Agent: **2.5**  
Facilitator: **2.5**  
Compensation Based On: **Net Sale Price**

**Firm Remarks**

Go to [www.50FloretCircle.com](http://www.50FloretCircle.com) for more info

**Market Information**

Listing Date: **10/23/2023** Listing Market Time: MLS# has been on for **0** day(s)  
Days on Market: Property has been on the market for a total of **0** day(s) Office Market Time: Office has listed this property for **0** day(s)  
Expiration Date: Cash Paid for Upgrades:  
Original Price: **\$1,425,000** Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

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