



**MLS # 72926462 - New  
Single Family - Detached**

**154 Otis St  
Hingham, MA 02043  
Plymouth County**

List Price: **\$949,000**

Style: **Bungalow**  
Color:  
Grade School: **Foster**  
Middle School: **Hingham Middle**  
High School: **Hingham High**  
Handicap Access/Features:  
Directions: **3A to Otis St.**

Total Rooms: **8**  
Bedrooms: **3**  
Bathrooms: **1f 1h**  
Master Bath: **No**  
Fireplaces: **1**

**Remarks**

**Stunning Views of HINGHAM HARBOR from this Crow Point Bungalow! Bring your design ideas and make this into your Dream Home! All the rooms in the front of the house have views of the water! Sunny and Bright Kitchen, Open Floor Plan Dining Room/Family Room w/ built ins, a Living Room w/ a wall of windows over looking the water and a cozy sun room. The second floor offers 3 generous sized Bedrooms and a full bath. The home also has a charming front porch, a full basement and a nice back yard that could offer expansion opportunities. Located in the beloved Crow Point neighborhood with in walking distance to the beach, top rated Foster Elementary School, lots of restaurants, and Downtown Hingham. Open Houses Thursday (12/9) 12-1:30, Friday (12/10) 11-2 and Saturday (12/11) 11-1**

**Property Information**

Approx. Living Area: **1,349 Sq. Ft.** Approx. Acres: **0.36 (15,866 Sq. Ft.)** Garage Spaces: **0**  
Living Area Includes: Heat Zones: **Steam, Oil** Parking Spaces: **6 Paved Driveway**  
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage:  
Living Area Disclosures:  
Disclosures:

**Room Levels, Dimensions and Features**

| Room            | Level | Size | Features  |
|-----------------|-------|------|---|
| Living Room:    |       |      | Fireplace, Flooring - Hardwood                      |
| Dining Room:    | 1     |      | Flooring - Hardwood                                 |
| Family Room:    | 1     |      | Flooring - Hardwood                                 |
| Kitchen:        | 1     |      | Flooring - Stone/Ceramic Tile                       |
| Master Bedroom: | 2     |      | Closet, Flooring - Hardwood                         |
| Bedroom 2:      | 2     |      | Closet, Flooring - Hardwood                         |
| Bedroom 3:      | 2     |      | Flooring - Hardwood                                 |
| Bath 1:         | 1     |      | Bathroom - Half                                     |
| Bath 2:         | 2     |      | Bathroom - Full, Bathroom - Tiled With Tub & Shower |
| Laundry:        | B     |      | Dryer Hookup - Electric, Washer Hookup              |
| Sun Room:       | 1     |      | Exterior Access                                     |

**Features**

Appliances: **Range, Refrigerator**  
Area Amenities: **Public Transportation, Walk/Jog Trails, Conservation Area, Marina, Public School**  
Basement: **Yes Full**  
Beach: **Yes Harbor**  
Beach Ownership: **Public**  
Beach - Miles to: **1/10 to 3/10**  
Construction: **Frame**  
Exterior Features: **Porch**  
Flooring: **Wall to Wall Carpet, Hardwood**  
Foundation Size:  
Foundation Description: **Poured Concrete**  
Lot Description: **Scenic View(s)**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **Yes Harbor**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1940** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:38 B:0 L:6**  
Assessed: **\$713,700**  
Tax: **\$8,422** Tax Year: **2021**  
Book: **4319** Page: **497**  
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:  
Special Showing Instructions: **Call/Text Darleen Lannon at 617-899-4508**

**Firm Remarks**

**The roof and all the mechanicals are older. Price reflects work that needs to be done on the house. Go to www.154OtisSt.com for more info**

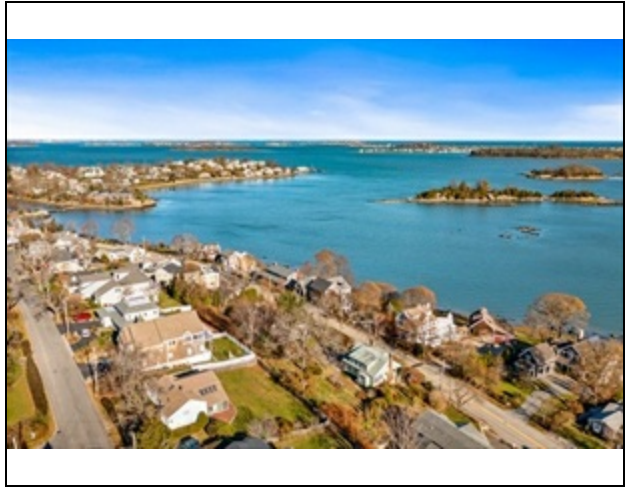
**Market Information**

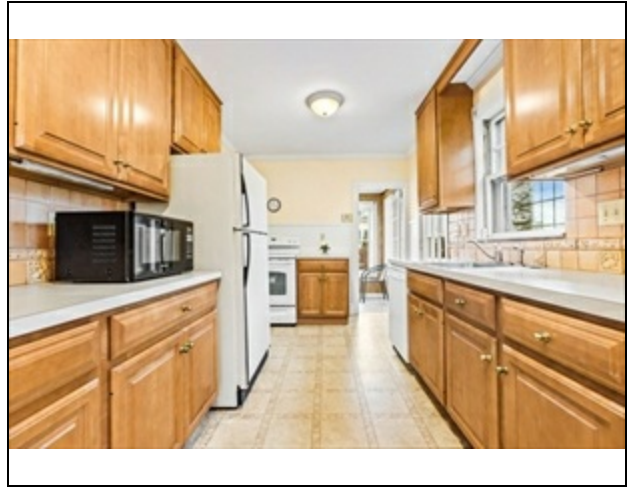
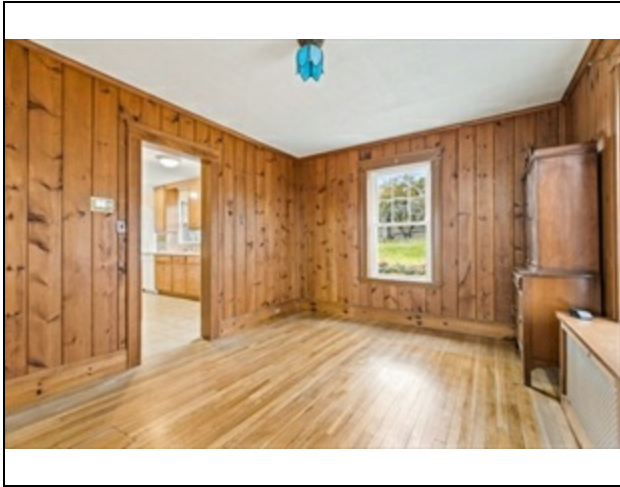
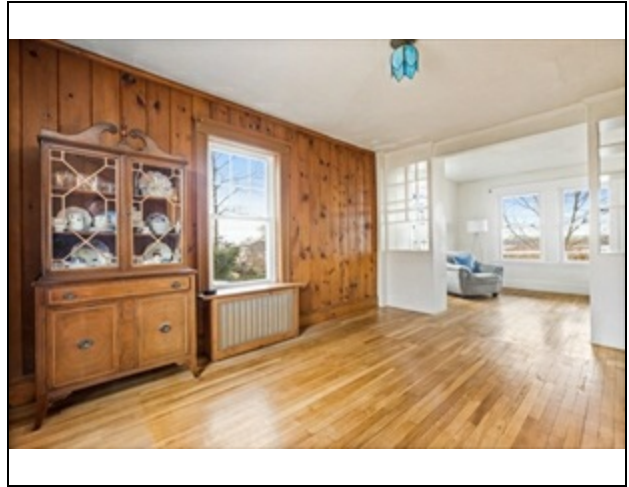
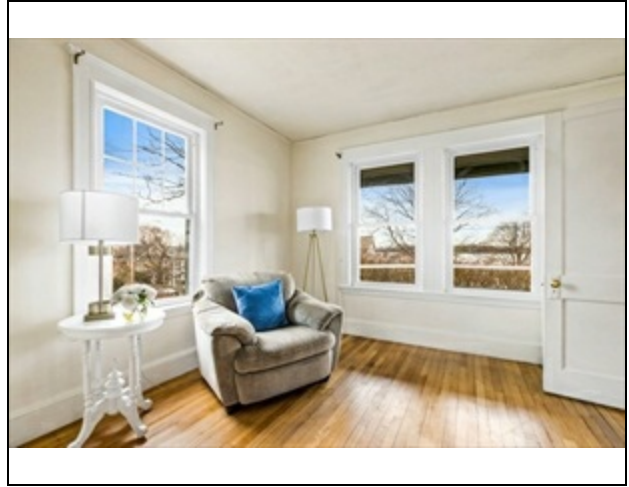
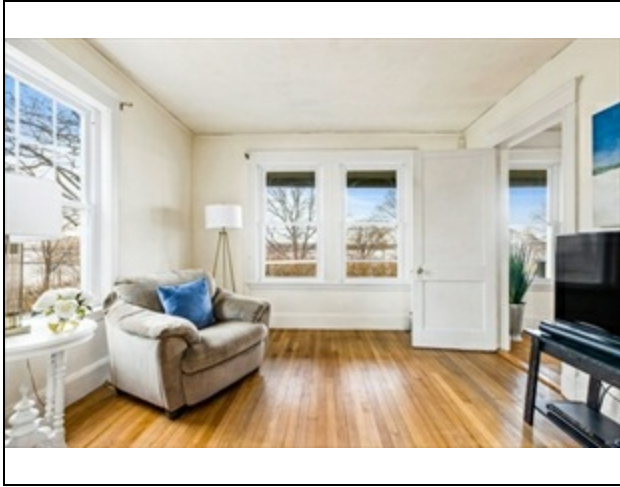
Listing Date: **12/8/2021** Listing Market Time: MLS# has been on for **1** day(s)  
Days on Market: Property has been on the market for a total of **1** day(s) Office Market Time: Office has listed this property for **1** day(s)  
Expiration Date: Cash Paid for Upgrades:  
Original Price: **\$949,000** Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

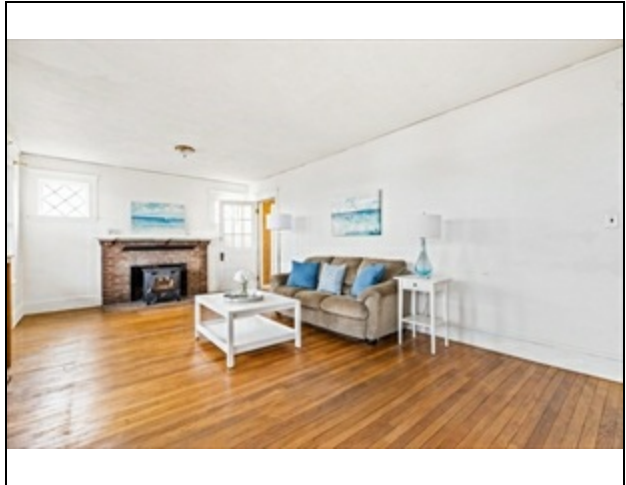
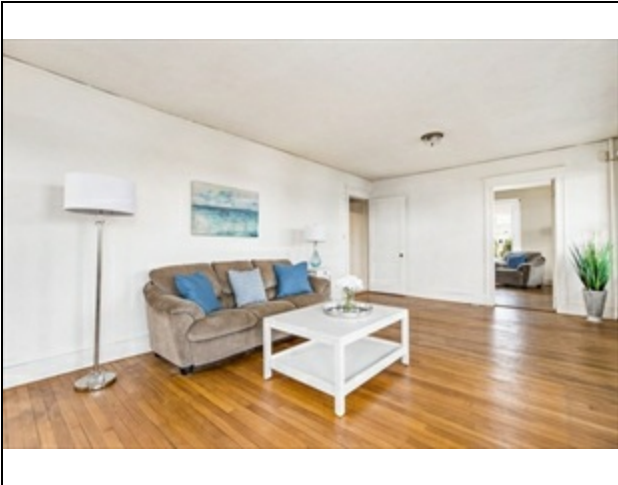
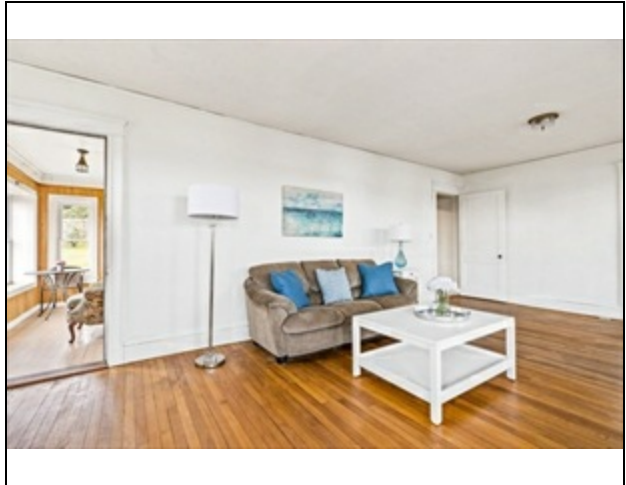
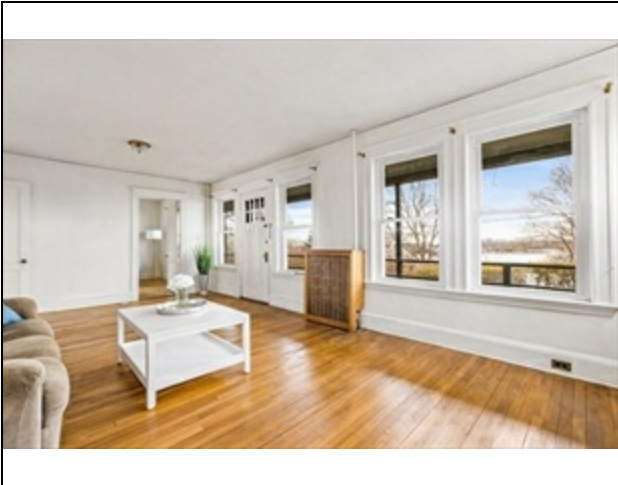
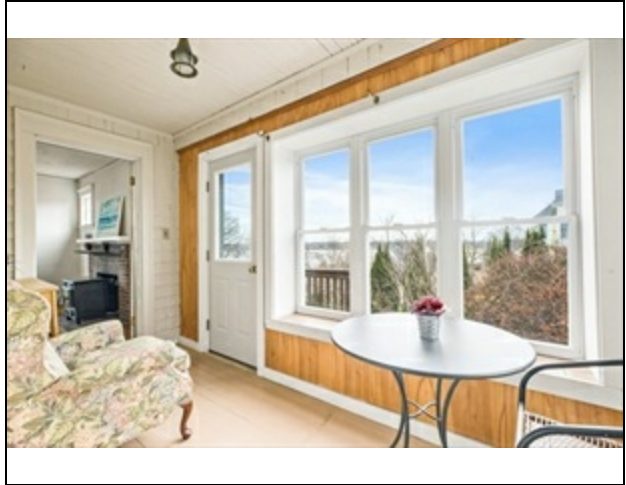
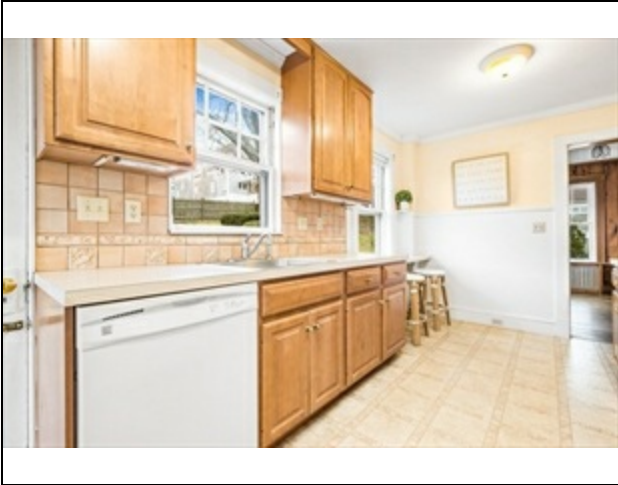
The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2021 MLS Property Information Network, Inc.

### Market History for 154 Otis St, Hingham, MA 02043

| MLS #   | Date      |                             |                | DOM      | DTO | Price     |
|---|-----------|-----------------------------|----------------|----------|-----|-----------|
| 72926462  | 12/8/2021 | Listed for <b>\$949,000</b> | Darleen Lannon | 1        |     | \$949,000 |
| <b>Market History for Coldwell Banker Realty - Hingham (AN6213)</b> |           |                             |                | <b>1</b> |     |           |
| <b>Market History for this property</b>                             |           |                             |                | <b>1</b> |     |           |







MLS # 72926462 - New  
154 Otis St, Hingham, MA 02043

Single Family - Detached  
List Price: \$949,000

