



MLS # 73221736 - Active
Single Family - Detached

132 South St
Hingham, MA 02043
Plymouth County

List Price: **\$1,395,000**

Style: **Antique**
 Color:
 Grade School: **Foster**
 Middle School: **Hingham Middle**
 High School: **Hingham High**
 Approx. Acres: **0.36 (15,531 SqFt)**
 Handicap Access/Features:
 Directions: **Main St to South St**

Total Rooms: **7**
 Bedrooms: **3**
 Bathrooms: **3f 0h**
 Main Bath: **Yes**
 Fireplaces: **3**
 Approx. Street Frontage:

Remarks

Sited prominently on scenic South St, this landmark antique, located in the heart of Downtown Hingham on a bucolic lot, is a once-in-a-lifetime opportunity. The sun-splashed home has been lovingly maintained by its current owners and is rich in architectural detail. The first floor offers a sunny and spacious eat-in kitchen with marble countertops and period beams, a formal dining room, a charming office, and a spectacular open floor plan family room/living room with custom built-ins and french doors that lead to the outdoor courtyard. Upstairs, enjoy a Primary Suite with a Full Bath plus 2 additional bedrooms that share a bath. The home offers central a/c, gas, town sewer, and has a fabulous barn w/over 1600 sq ft that could be converted into an office or bonus room. Located within a 5-minute walk to: the commuter train to Boston, Hingham Harbor, and lots of shopping and dining and the coveted new Foster elementary school district. Commuter Open House Sat 11-1

Property Information

Approx. Living Area Total: **2,389 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **2,389 SqFt** Approx. Below Grade: **2,389 SqFt**
 Living Area Disclosures: **additional 1626 in barn area**

Heat Zones: **Forced Air, Gas** Cool Zones: **Central Air**
 Parking Spaces: **6 Paved Driveway** Garage Spaces: **1 Barn**
 Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Crown Molding
Dining Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Chair Rail, Lighting - Sconce, Lighting - Pendant, Crown Molding
Family Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Exterior Access, Crown Molding
Kitchen:	1		Fireplace, Ceiling - Beamed, Flooring - Hardwood, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Recessed Lighting
Main Bedroom:	2		Bathroom - Full, Fireplace, Closet, Flooring - Hardwood, Lighting - Sconce, Crown Molding
Bedroom 2:	2		Fireplace, Flooring - Hardwood, Lighting - Sconce, Crown Molding
Bedroom 3:	2		Fireplace, Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - With Shower Stall
Bath 2:	2		Bathroom - Full, Bathroom - With Tub & Shower
Bath 3:	2		Bathroom - Full, Bathroom - With Shower Stall
Laundry:	1		Dryer Hookup - Electric

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, T-Station**
 Basement: **Yes Full**
 Beach: **Yes Harbor, Ocean**
 Beach - Miles to: **1/2 to 1 Mile**
 Construction: **Frame**
 Exterior: **Clapboard, Wood**
 Exterior Features: **Patio, Barn/Stable**
 Flooring: **Tile, Laminate, Hardwood**
 Foundation Size:
 Foundation Description: **Fieldstone**
 Interior Features: **French Doors**
 Lot Description: **Easements, Gentle Slope**
 Road Type: **Public**
 Sewer Utilities: **City/Town Sewer**
 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: **1800** 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:60 B:0 L:111**
 Assessed: **\$983,200**
 Tax: **\$9,832** Tax Year: **2023**
 Book: **23678** Page: **431**
 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**

Market Information

Listing Date: **4/9/2024** Listing Market Time: MLS# has been on for **6** day(s)
 Days on Market: Property has been on the market for a total of **6** day(s) Office Market Time: Office has listed this property for **6** day(s)
 Expiration Date: Cash Paid for Upgrades:
 Original Price: **\$1,395,000** Seller Concessions at Closing:
 Off Market Date:
 Sale Date:

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