

MLS # 73225601 - New

Single Family - Detached



**41 George Washington Blvd
Hingham, MA 02043
Plymouth County**

List Price: **\$3,700,000**

Style: **Colonial** Total Rooms: **12**
Color: **Gray** Bedrooms: **5**
Grade School: **East** Bathrooms: **4f 2h**
Middle School: **Hingham Middle** Main Bath: **Yes**
High School: **Hingham High** Fireplaces: **2**
Approx. Acres: **0.94 (40,871 SqFt)** Approx. Street Frontage:
Handicap Access/Features:
Directions: **George Washinton Blvd-Home is on the right**

Remarks

Escape to unparalleled luxury with this custom-built home overlooking Sanctuary Cove Pond and Weir River. Crafted w/meticulous attention to detail, no expense was spared in this dream home. The first floor features a gourmet kitchen with 10 ft marble island that flows into a magnificent two-story family room w/a wall of windows overlooking the water, a formal dining room with butler's pantry, and a serene office with coffered ceilings. The second floor offers a primary suite with a spa-like bath, plus three additional en-suite bedrooms, a sep staircase leading to a great room w/high ceilings and another en-suite bedroom. The lower level is a wellness and entertainment paradise, w/a sauna, cold plunge pool, movie theater, game room, and guest room w/a full bath. Located in a private enclave close to Hingham Square and the Boston Commuter Boat, this home melds seclusion with convenience. Enjoy sophisticated living where every day is a vacation. Open House Fri (4/19) 11-1& Sun (4/21)10-12

Property Information

Approx. Living Area Total: **5,189 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **5,189 SqFt** Approx. Below Grade:
Living Area Disclosures: **Plus and additional 3038 sq ft in finished walk out lower level**

Heat Zones: **4 Forced Air, Gas**

Cool Zones: **4 Central Air**

Parking Spaces: **8 Off-Street, Paved Driveway**

Garage Spaces: **3 Attached, Garage Door Opener, Insulated**

Disclosures: **Well water for irrigation.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood, Window(s) - Picture, Open Floor Plan, Recessed Lighting, Crown Molding
Dining Room:	1		Flooring - Hardwood, Main Level, Wet bar, Wine Chiller, Lighting - Pendant, Archway, Crown Molding, Decorative Molding, Tray Ceiling
Family Room:	1		Flooring - Hardwood, Recessed Lighting, Crown Molding
Kitchen:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Kitchen Island, Breakfast Bar / Nook, Exterior Access, Recessed Lighting, Second Dishwasher, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Archway, Crown Molding
Main Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Fireplace, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, French Doors, Dressing Room, Recessed Lighting, Crown Molding
Bedroom 2:	2		Bathroom - Full, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Pendant
Bedroom 3:	2		Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Bedroom 4:	2		Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Hardwood, Lighting - Pendant
Bedroom 5:	2		Bathroom - Full, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting, Lighting - Pendant, Crown Molding
Bath 1:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Bathroom - With Tub, Flooring - Marble, Window(s) - Picture, Countertops - Stone/Granite/Solid, French Doors, Recessed Lighting, Lighting - Sconce
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Recessed Lighting, Lighting - Sconce
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Closet, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Window(s) - Picture, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Recessed Lighting, Lighting - Pendant
Laundry:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Countertops - Stone/Granite/Solid, Recessed Lighting

Home Office:	1	Ceiling - Coffered, Flooring - Hardwood, French Doors, Recessed Lighting, Wainscoting, Lighting - Sconce, Crown Molding
Great Room:	2	Ceiling - Vaulted, Flooring - Hardwood, Recessed Lighting
Other:	B	Flooring - Wall to Wall Carpet, Exterior Access, Recessed Lighting
Exercise Room:	B	Window(s) - Picture, Recessed Lighting
Other:	B	Flooring - Stone/Ceramic Tile, Hot Tub / Spa, Recessed Lighting, Steam / Sauna, Soaking Tub
Media Room:	B	Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Appliances: **Wall Oven, Dishwasher, Microwave, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Conservation Area, Highway Access, Marina, Private School, Public School, T-Station**

Basement: **Yes Full, Partially Finished, Walk Out**

Beach: **Yes Ocean**

Beach Ownership: **Public**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Frame**

Electric: **220 Volts**

Energy Features: **Insulated Windows**

Exterior: **Wood**

Exterior Features: **Porch, Patio, Professional Landscaping, Sprinkler System, Decorative Lighting, Garden Area, Outdoor Shower, Stone Wall, Other (See Remarks)**

Flooring: **Tile, Wall to Wall Carpet, Marble, Hardwood**

Foundation Size:

Foundation Description: **Poured Concrete**

Hot Water: **Natural Gas, Tank**

Insulation: **Partial**

Interior Features: **Security System, Sauna/Steam/Hot Tub, Wetbar, Walk-up Attic, French Doors, Wired for Surround Sound**

Lot Description: **Easements, Level, Scenic View(s)**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Oven, for Gas Dryer, Washer Hookup, Icemaker Connection, Outdoor Gas Grill Hookup**

Water Utilities: **City/Town Water**

Waterfront: **Yes Pond**

Water View: **Yes Pond**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **None**

UFFI: Warranty Features:

Year Built: **2016** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #: **M:42 B:0 L:42**

Assessed: **\$2,918,300**

Tax: **\$29,183** Tax Year: **2023**

Book: **34509** Page: **563**

Cert:

Zoning Code: **res**

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**

Facilitator: **2.0**

Compensation Based On: **Gross/Full Sale Price**

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