



MLS # 73048480 - Price Changed Single Family - Detached

43 S Pleasant St
Hingham, MA 02043
Plymouth County
Style: **Cape**
Color: **grey**
Grade School: **South**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **0.38 (16,690 SqFt)**
Handicap Access/Features:
Directions: **Main St to Pleasant St**

List Price: **\$899,000**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **2 f 0 h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Charming home located on a Picturesque lot on one of the PRETTIEST country roads in Hingham. The home features a SUNNY and BRIGHT eat in Kitchen w/stainless steel appliances, a SPACIOUS living room w/wood burning fireplace and custom built ins, a first floor Bedroom or Office w/ a full bath, a Dining Room and a BEAUTIFUL Family Room w/ a wall of windows overlooking the bucolic back yard. Upstairs are 2 well appointed Bedrooms, an updated full Bath and an Office/Nursery. The lower level offers a Playroom and plenty of storage. This home is just minutes to downtown Hingham's shops and restaurants, the commuter boat and train to Boston and a short walk down the street to all of Wompatuck's trails - perfect for hiking, biking, or running. Open House Friday 10/21 from 10-12 and Sat 10/22 from 11-1.

Property Information

Approx. Living Area Total: **2,016 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **1,730 SqFt** Approx. Below Grade: **286 SqFt**
Living Area Disclosures:

Heat Zones: **Hot Water Baseboard, Oil** Cool Zones: **None**
Parking Spaces: **3** Garage Spaces: **1 Attached**
Disclosures: **Tax records and show this home as 41 S Pleasant St however deeded address is 43 S Pleasant St**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Crown Molding
Dining Room:	1		Flooring - Hardwood, Open Floor Plan, Crown Molding
Family Room:	1		Flooring - Stone/Ceramic Tile, Exterior Access, Open Floor Plan
Kitchen:	1		Flooring - Hardwood, Countertops - Stone/Granite/Solid, Recessed Lighting
Main Bedroom:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Office:	2		Flooring - Wall to Wall Carpet
Play Room:	B		Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Appliances: **Range, Dishwasher, Refrigerator**
Area Amenities: **Shopping, Park, Conservation Area, Highway Access, Public School**
Basement: **Yes Full**
Beach: **Yes Harbor**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Exterior: **Clapboard, Wood**
Exterior Features: **Patio**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Interior Features: **French Doors**
Lot Description: **Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Utility Connections: **for Electric Oven**
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: **1957** Source: **Owner**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:137 B:0 L:26**
Assessed: **\$716,400**
Tax: **\$8,454** Tax Year: **2021**
Book: **47256** Page: **121**
Cert: **00000065524**
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 at 617-899-4508**


Firm Remarks

Go to www.43Spleasantst.com for more info

Market Information

Listing Date: **9/29/2022**
Days on Market: Property has been on the market for a total of **37** day(s)
Expiration Date:
Original Price: **\$975,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **22** day(s)
Office Market Time: Office has listed this property for **37** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 43 S Pleasant St, Hingham, MA 02043

MLS #	Date		DOM	DTO	Price
73042443	9/29/2022	Listed for \$1,025,000			\$1,025,000
	10/1/2022	Price Changed to: \$989,000		2	\$989,000
CTG	10/10/2022	Status Changed to: Contingent		11	
	10/14/2022	Price Changed to: \$975,000		15	\$975,000
	10/14/2022	Price Changed to: \$989,000		15	\$989,000
CAN	10/14/2022	Status Changed to: Canceled		15	
 73048480	9/29/2022	Listed for \$975,000			\$975,000
	10/19/2022	Price Changed to: \$899,000		20	\$899,000
Market History for Coldwell Banker Realty - Hingham (AN6213)			37		
Market History for this property			37		