



**MLS # 73121688 - New
Single Family - Detached**

**24 Forest Ave
Cohasset, MA 02025
Norfolk County**

List Price: **\$1,539,000**

Style: **Farmhouse**
Color: **Natural**
Grade School: **DEERHILL/OSGOOD**
Middle School: **COHASSET MIDDLE**
High School: **COHASSET HIGH**
Approx. Acres: **1.08 (47,044 SqFt)**
Handicap Access/Features:
Directions: **RTE 3A TO KING STREET TO FOREST AVE.**

Total Rooms: **11**
Bedrooms: **4**
Bathrooms: **2f 2h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Stunning designer farmhouse situated in one of Cohasset's most convenient locations. Created by the esteemed Andy Niaz Architecture, renowned for his engaging and distinctive designs. The first floor offers a sunny and bright chef's kitchen, w/an oversized center island and high-end appliances and a lovely eat-in breakfast area. The open floor plan seamlessly flows into the family room, which boasts a wall of windows overlooking the private backyard, filling the space with an abundance of natural light. The second floor offers a master suite w/ a spa-like bathroom, a laundry room and 2 additional well-appointed bedrooms. The third-floor has a 4th Bedroom w/a bath and flexible space for an office/guest area. The home also has a lower level Bonus Room and Gym and is located on a gorgeous retreat lot with in a short walk to Black Rock Beach and the Commuter rail to Boston. Experience the perfect blend of luxury, convenience, and coastal living. Open House Thu 4-7 and Fri 10-11:30

Property Information

Approx. Living Area Total: **3,777 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **3,170 SqFt** Approx. Below Grade: **607 SqFt**

Living Area Disclosures:

Heat Zones: **5 Forced Air, Gas, Hydro Air** Cool Zones: **5 Central Air**
Parking Spaces: **8** Garage Spaces: **0**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Window(s) - Picture, Exterior Access, Open Floor Plan, Recessed Lighting
Dining Room:	1		Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Wet bar, Breakfast Bar / Nook, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Gas Stove, Lighting - Pendant, Pocket Door
Main Bedroom:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Vaulted, Closet - Linen, Closet - Walk-in, Flooring - Hardwood, Dressing Room, Recessed Lighting
Bedroom 2:	2		Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	3		Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile, Main Level
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall, Bathroom - With Tub, Closet - Linen, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Double Vanity
Bath 3:	2		Bathroom - Full, Bathroom - With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Double Vanity
Laundry:	2		Flooring - Hardwood
Mud Room:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Recessed Lighting
Bathroom:	3		Bathroom - Half, Flooring - Stone/Ceramic Tile
Office:	3		Closet - Cedar, Flooring - Hardwood, Recessed Lighting
Play Room:	3		Flooring - Hardwood, Recessed Lighting
Exercise Room:	B		Flooring - Wall to Wall Carpet, Recessed Lighting
Bonus Room:	B		Closet, Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Conservation Area, T-Station**
Basement: **Yes Partially Finished**
Beach: **Yes Ocean**
Beach - Miles to: **1/2 to 1 Mile**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Prog. Thermostat, Backup Generator**
Exterior: **Wood**
Exterior Features: **Porch, Patio, Professional Landscaping, Sprinkler System, Outdoor Shower**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Interior Features: **Wetbar**
Lot Description: **Wooded, Gentle Slope**
Road Type: **Public, Publicly Maint., Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Gas Range, for Gas Oven**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **2013** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:C5 B:05 L:034**
Assessed: **\$1,253,000**
Tax: **\$14,785** Tax Year: **2023**
Book: **39616** Page: **419**
Cert: **000000090604**
Zoning Code: **RB**
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.24ForestAve.com for more info

Market Information

Listing Date: **6/7/2023** 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: **\$1,539,000** Seller Concessions at Closing:
Off Market Date:
Sale Date: