



**MLS # 73011566 - New
Single Family - Detached**

**12 Lantern Ln
Hingham, MA 02043
Plymouth County**
 Style: **Cape**
 Color: **Yellow**
 Grade School: **Foster**
 Middle School: **Hingham Middle**
 High School: **Hingham High**
 Approx. Acres: **0.23 (9,875 SqFt)**
 Handicap Access/Features:
 Directions: **Elm to Lafayette to Lantern**

List Price: **\$1,649,000**
 Total Rooms: **10**
 Bedrooms: **5**
 Bathrooms: **2f 1h**
 Main Bath: **Yes**
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

Picture Perfect and Beautifully updated Home on a cul de sac in Downtown Hingham! This spacious home features a Custom Designer Chefs Kitchen w/an 8 ft island, high end appliances and a custom Bar area w/wine and beverage fridge, that flow into a Bright and Sunny Family Room, a Formal Dining Room , a Living Room w/a Fire Place and custom built ins and a Great Mud Room w/ cubbies and lots of storage. The SPRAWLING second floor offers a Master Suite w/ a full Bath,4 additional Well Appointed Bedrooms, a large Bathroom w/3 sinks, an office, lots of closet space and a huge Laundry Room The home also has a 2 car attached garage with bonus work/storage space.The outdoors is an OASIS w/a fenced in lot ,a STUNNING multi-tiered Granite and Bluestone Stone Patio and a CHARMING front porch.Located on a quiet street and with in a short walk to the commuter train and Boat to Boston,Hingham Harbor and lots of shops and restaurants. Open House Thur 4-7 and Friday 11-1

Property Information

Approx. Living Area Total: **3,246 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **3,246 SqFt** Approx. Below Grade:
 Living Area Disclosures:
 Heat Zones: **4 Hot Water Baseboard, Oil, Hydro Air** Cool Zones: **3 Central Air**
 Parking Spaces: **3 Paved Driveway** Garage Spaces: **2 Attached, Garage Door Opener**
 Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Hardwood
Dining Room:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Crown Molding
Family Room:	1		Flooring - Hardwood, Exterior Access, Open Floor Plan, Recessed Lighting, Slider
Kitchen:	1		Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2		Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bedroom 5:	2		Closet, Flooring - Hardwood
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile
Bath 3:	2		Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	2		Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup
Office:	2		Flooring - Wall to Wall Carpet
Mud Room:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Marina, Private School, T-Station**
 Basement: **No**
 Beach: **Yes Harbor**
 Beach Ownership: **Public**
 Beach - Miles to: **3/10 to 1/2 Mile**
 Construction: **Frame**
 Exterior: **Wood**
 Exterior Features: **Porch, Patio, Fenced Yard**
 Flooring: **Tile, Wall to Wall Carpet, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil**
 Lot Description: **Fenced/Enclosed, Level**
 Road Type: **Public**
 Roof Material: **Asphalt/Fiberglass Shingles**
 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: **Front Door Knocker**
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1939** Source: **Public Record**
 Year Built Description: **Renovated Since**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:71 B:0 L:45**
 Assessed: **\$889,800**
 Tax: **\$10,286** Tax Year: **2022**
 Book: **26788** Page: **31**
 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**