



MLS # 73124550 - Price Changed

Single Family - Detached

597 Main St
Hingham, MA 02043
Plymouth County

List Price: **↓ \$1,990,000**

Style: **Colonial, Antique**
Color: **White**
Grade School: **South**
Middle School: **Hingham Middle**
High School: **Hingham High**
Approx. Acres: **1.85 (80,511 SqFt)**
Handicap Access/Features:

Total Rooms: **12**
Bedrooms: **5**
Bathrooms: **4f 1h**
Main Bath: **Yes**
Fireplaces: **5**
Approx. Street Frontage:

Directions: **Located between Friend St. and High St. Please enter via driveway on Friend Street.**

Remarks

Spectacular estate set on 1.85 acres in the heart of Hingham Center. The main house at the Edward Wilder House is the perfect combo of historic charm, modern amenities, and beautiful outdoor spaces. The first floor features a sun-filled chef's kitchen w/ eat in breakfast nook, a wet bar and elegant dining room. The home also has a cozy Family Room and a Living Room w/ lots of natural light over looking historic Main St. The second level offers a Master Suite w/ Bath, 3 additional generous sized Bedrooms a Bath and a fifth Bedroom w/ a full Bath accessible from a sep staircase. The home has a partially heated third floor and a 1250 sq ft Guest House w/ full bath that is the ideal in law/home office w/ soaring ceilings and a 2 car garage w/ a loft. Located on a picture perfect lot w/a hot tub, fountain and patio. This home is truly an oasis. Enjoy all the conveniences of being a short walk to Hingham High and close to the commuter boat and train to Boston. Open House Sun 11-1

Property Information

Approx. Living Area Total: **4,868 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **4,868 SqFt** Approx. Below Grade:
Living Area Disclosures: **includes 1250+sq ft in guest house**

Heat Zones: **2 Hot Water Radiators, Radiant, Oil** Cool Zones: **0 None**
Parking Spaces: **8 Off-Street** Garage Spaces: **2 Detached**
Disclosures: **3rd floor 1/2 bath is not in working order**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Fireplace, Flooring - Hardwood
Family Room:	1		Closet, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Kitchen:	1		Flooring - Stone/Ceramic Tile, Window(s) - Bay/Bow/Box, Pantry, Countertops - Stone/Granite/Solid, Recessed Lighting, Stainless Steel Appliances, Lighting - Overhead
Main Bedroom:	2		Bathroom - Full, Fireplace, Closet - Walk-in, Flooring - Hardwood, Recessed Lighting
Bedroom 2:	2		Fireplace, Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bedroom 5:	2		Bathroom - Full, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Bath 1:	1		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - With Shower Stall
Bath 3:	2		Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Laundry:	1		Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile
Bedroom:	2		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Closet, Flooring - Hardwood
Accessory Apt.:	1		Bathroom - Full, Flooring - Hardwood, Window(s) - Bay/Bow/Box
Workshop:	1		-
Mud Room:	1		Flooring - Stone/Ceramic Tile
Other:	1		Closet/Cabinets - Custom Built, Flooring - Hardwood, Pantry
Bonus Room:	3		Bathroom - Half, Flooring - Wood

Features

Appliances: **Dishwasher, Countertop Range, Refrigerator, Washer, Dryer, Refrigerator - Wine Storage**
Area Amenities: **Shopping, Park, Walk/Jog Trails, Highway Access, Public School**
Basement: **Yes Partial**
Beach: **Yes Harbor**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Exterior: **Clapboard**
Exterior Features: **Patio, Hot Tub/Spa, Sprinkler System, Fenced Yard, Guest House, Stone Wall**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Fieldstone**
Hot Water: **Oil**
Lot Description: **Level**
Road Type: **Public**
Roof Material: **Wood Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Not Done**
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: **1650** Source: **Public Record**
Year Built Description: **Actual, Certified Historic, Renovated Since**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:117 B:0 L:36**
Assessed: **\$1,615,100**
Tax: **\$16,151** Tax Year: **2023**
Book: **44081** Page: **94**
Cert: **00000010070**
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**