



MLS # 73248359 - Active

Single Family - Detached

17 Atlantic Ave
Cohasset, MA 02025
Norfolk County

Style: Colonial
Color: Natural
Grade School: Deerhill/Osgood
Middle School: Cohasset Middle
High School: Cohasset High
Approx. Acres: 0.92 (40,075 SqFt)
Handicap Access/Features:
Directions: Margin St to Atlantic Ave. Between Howard Gleason and White Head Road

List Price: \$2,775,000

Total Rooms: 10
Bedrooms: 5
Bathrooms: 3f 3h
Main Bath: Yes
Fireplaces: 2
Approx. Street Frontage:

Tucked away on a private lot on one of the most prestigious streets in Cohasset, this exquisite shingle style Colonial home overlooks Cohasset Harbor and is just a few steps from the Yacht Club. The bright and airy first floor offers a chef's kitchen with many designer details, a sunny breakfast area and family room with french doors leading out to the back patio, a formal living room, a dining room with many period details, and a charming sunroom/playroom or home office. The second floor hosts the primary suite w/a deck and an office, plus three additional bedrooms, a second full bath, and a laundry room. This residence also includes a 3rd floor bedroom and bath plus a detached two-car garage with a separate in-law/office and full bath. The home has incredible outdoor space with picturesque views of the harbor from the double lot, an expansive pool with multiple decks, plus a spacious yard. Located a short walk to Sandy Beach and downtown Cohasset.

Property Information

Approx. Living Area Total: 4,322 SqFt

Living Area Includes Below-Grade SqFt: No

Living Area Source: Public Record

Approx. Above Grade: 4,322 SqFt

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: 3 Central Heat, Hot Water Baseboard, Hot Water Radiators, Steam
Parking Spaces: 6
Disclosures: Sale includes additional lot at 13 Atlantic Ave.

Cool Zones: 1 Central Air, Window AC
Garage Spaces: 2 Detached

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14'0"X24'0"	Fireplace, Flooring - Hardwood, French Doors, Chair Rail, Lighting - Sconce, Crown Molding, Pocket Door, Window Seat
Dining Room:	1	13'11X12'0"	Flooring - Hardwood, Chair Rail, Lighting - Pendant, Crown Molding, Decorative Molding, Pocket Door
Family Room:	1	13'5"X14'2"	Ceiling - Coffered, Flooring - Hardwood, Open Floor Plan, Recessed Lighting, Pocket Door
Kitchen:	1	12'11X11'9"	Flooring - Hardwood, Window(s) - Picture, Countertops - Stone/Granite/Solid, Countertops - Upgraded, French Doors, Breakfast Bar / Nook, Remodeled, Stainless Steel Appliances, Gas Stove
Main Bedroom:	2	23'10X15'5"	Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony - Exterior, French Doors, Recessed Lighting
Bedroom 2:	2	11'10X10'11"	Closet, Flooring - Wall to Wall Carpet, Crown Molding
Bedroom 3:	2	14'1"X13'8"	Closet, Flooring - Wall to Wall Carpet, Chair Rail, Lighting - Overhead, Crown Molding
Bedroom 4:	2	11'8"X9'11"	Closet, Flooring - Wall to Wall Carpet, Lighting - Pendant, Crown Molding
Bedroom 5:	3	11'11X13'9"	Bathroom - Half, Closet, Flooring - Hardwood
Bath 1:	2	10'1"X8'8"	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Recessed Lighting, Soaking Tub
Bath 2:	2	6'6"X8'8"	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Recessed Lighting, Lighting - Sconce
Bath 3:	1	3'5"X3'8"	Bathroom - Half, Lighting - Sconce
Laundry:	2	-	-
Sun Room:	1	7'4"X24'0"	Ceiling - Beamed, Closet/Cabinets - Custom Built, Flooring - Hardwood, French Doors, Deck - Exterior, Exterior Access, Recessed Lighting
Home Office:	2	5'9"X15'5"	Ceiling - Vaulted, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bonus Room:	2	29'7"X29'1"	Bathroom - Full, Skylight, Ceiling - Vaulted, Closet/Cabinets - Custom Built, Flooring - Hardwood, Recessed Lighting
Bathroom:	3	7'9"X13'9"	Bathroom - Half, Recessed Lighting, Beadboard, Crown Molding, Pedestal Sink
Bathroom:	-	7'7"X6'0"	Bathroom - Full, Bathroom - With Shower Stall
Other:	1	13'5"X9'10"	Ceiling - Coffered, Flooring - Hardwood, Breakfast Bar / Nook, Exterior Access, Open Floor Plan, Slider, Lighting - Pendant

Features

Appliances: Range, Wall Oven, Dishwasher, Washer, Dryer, Vent Hood
Area Amenities: Public Transportation, Shopping, Conservation Area, Marina
Basement: Yes Partial, Unfinished Basement
Beach: Yes Walk to
Beach Ownership: Public
Beach - Miles to: 0 to 1/10 Mile
Construction: Frame
Energy Features: Storm Doors
Exterior: Shingles, Wood
Exterior Features: Deck, Patio, Pool - Inground, Gutters, Sprinkler System, Invisible Fence, Outdoor Shower
Flooring: Tile, Wall to Wall Carpet, Hardwood, Stone / Slate
Foundation Size:
Foundation Description: Fieldstone
Hot Water: Natural Gas
Insulation: Full, Fiberglass
Interior Features: French Doors
Lot Description: Paved Drive, Scenic View(s)
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: Yes Harbor, Ocean

Other Property Info

Disclosure Declaration: No
Exclusions:
Home Own Assn: No
Lead Paint: Unknown
UFFI: Warranty Features:
Year Built: 1900 Source: Public Record
Year Built Description: Approximate, Renovated Since
Year Round:
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #: M:F5 B:30 L:004
Assessed: \$1,638,300
Tax: \$19,938 Tax Year: 2024
Book: 0 Page: 0
Cert: 00000001501718
Zoning Code: RC
Map: Block: Lot:

Compensation

Sub-Agent: Not Offered Buyer Agent: 2.0
Facilitator: 2.0
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.17Atlantic.com for more info.

Market Information

Listing Date: 6/6/2024

Days on Market: Property has been on the market for a total of 20 day(s)

Expiration Date:

Original Price: \$2,775,000

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for 20 day(s)

Office Market Time: Office has listed this property for 20 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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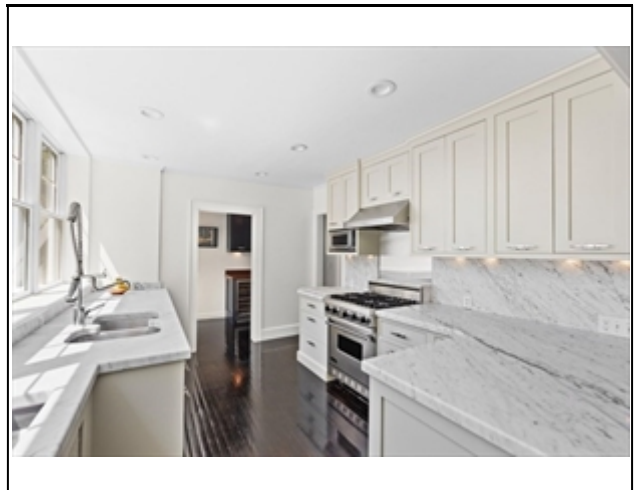
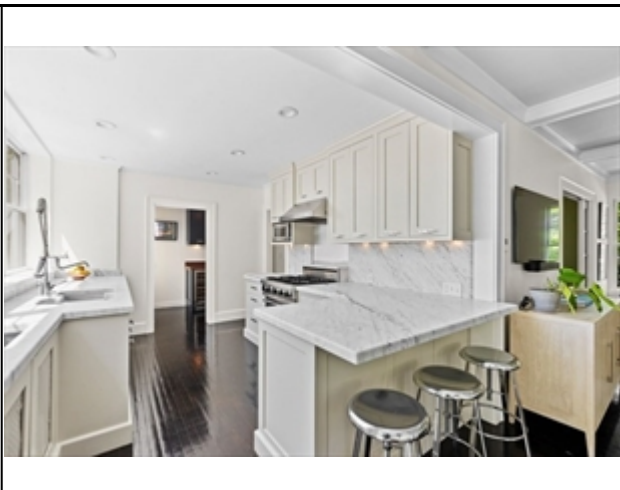
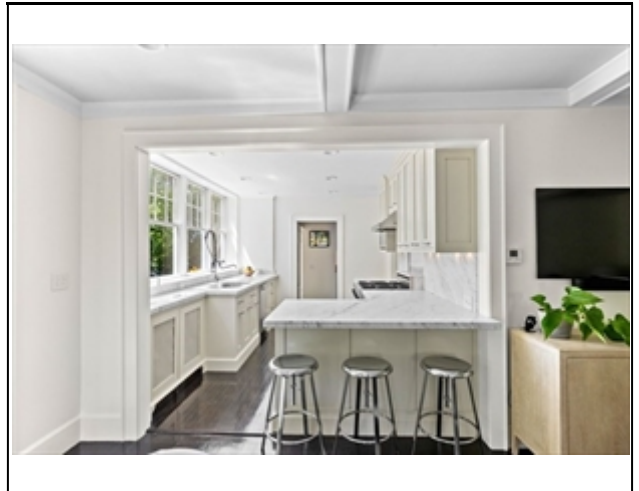
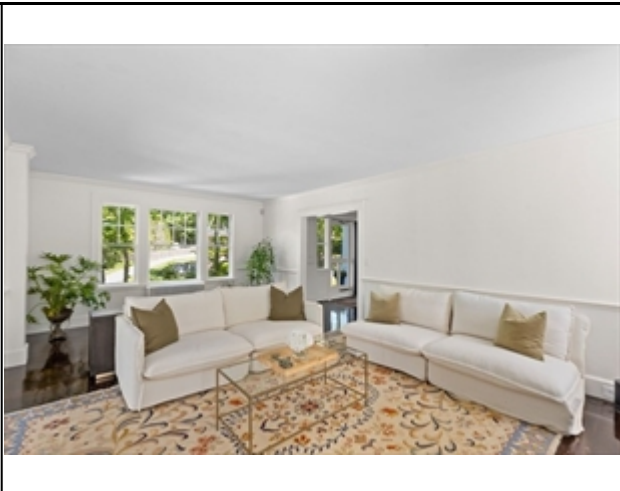
Market History for 17 Atlantic Ave, Cohasset, MA 02025

MLS #	Date		DOM	DTO	Price
73248359	6/6/2024	Listed for \$2,775,000		20	\$2,775,000
Market History for Coldwell Banker Realty - Hingham (AN6213)			20		
Market History for this property			20		

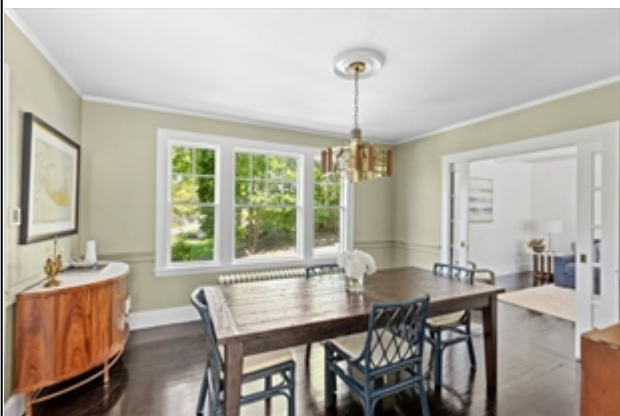
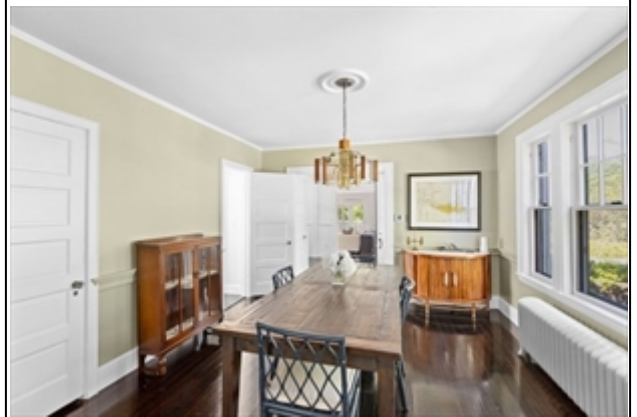
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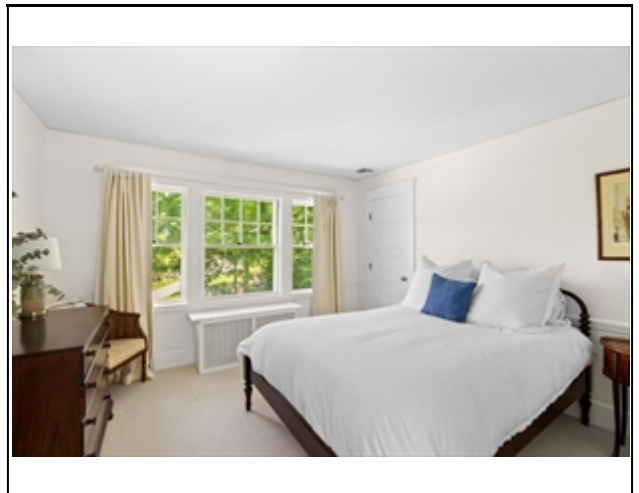
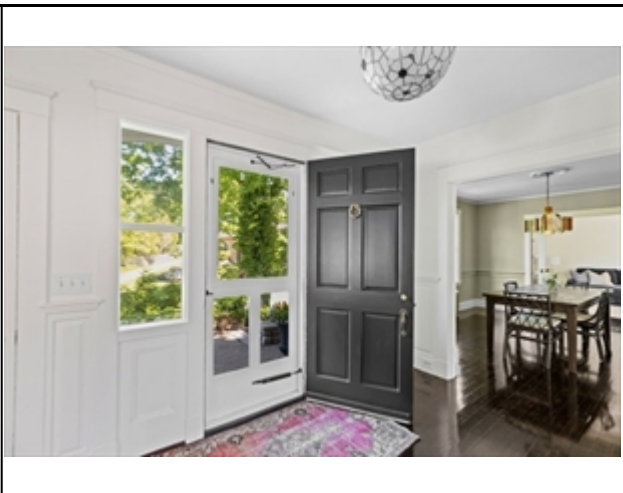
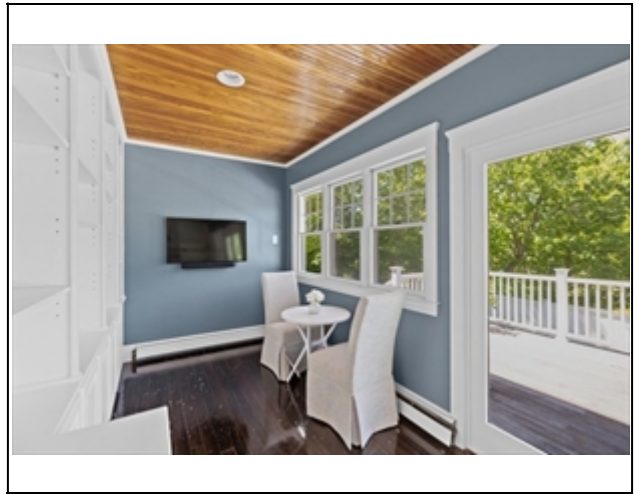
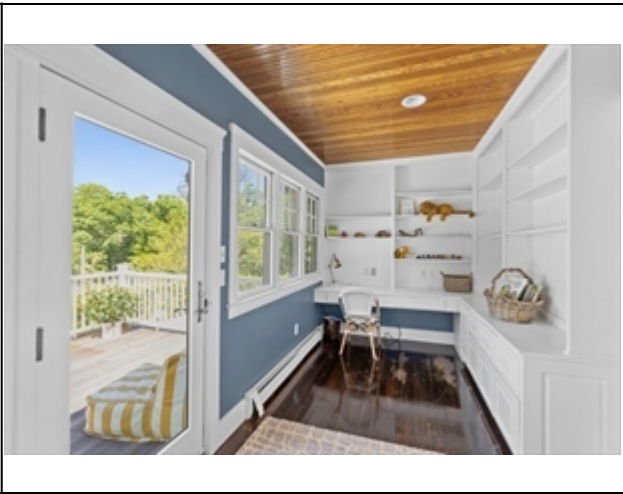
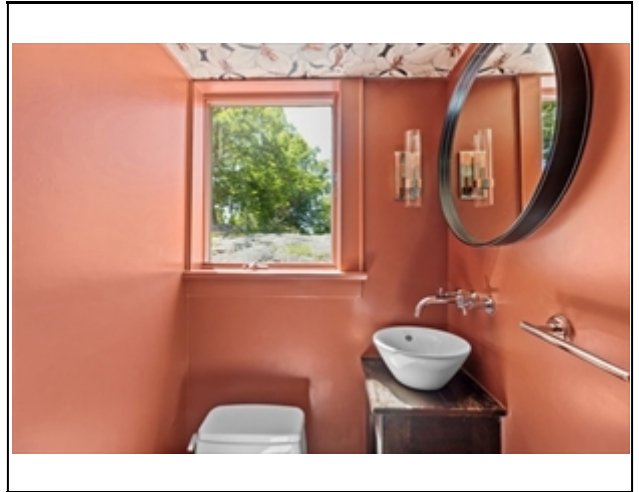
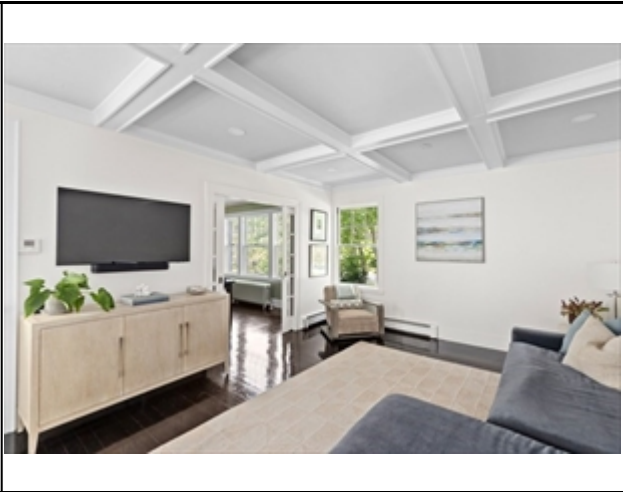
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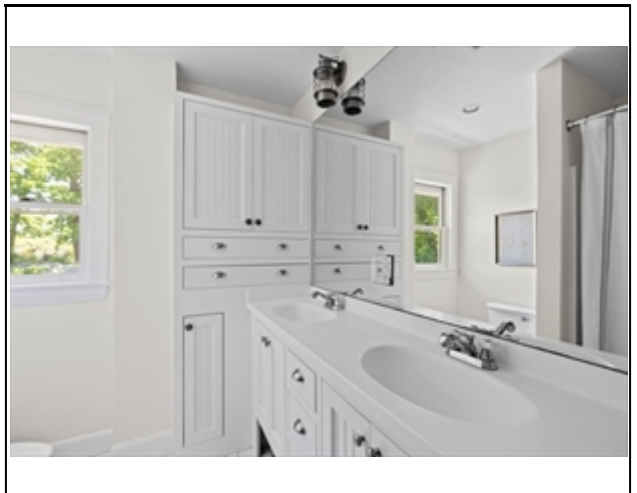
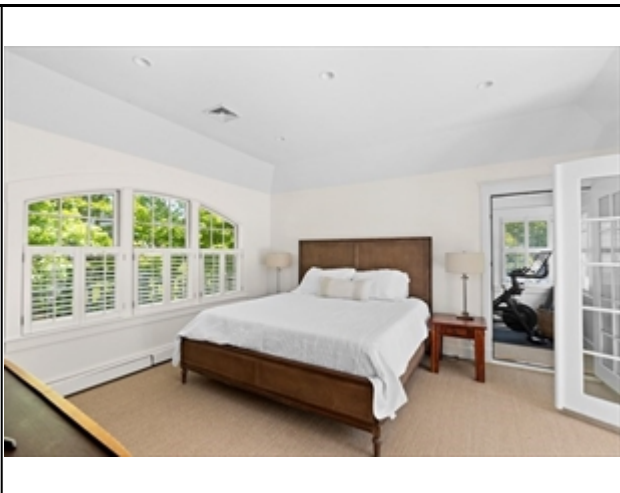
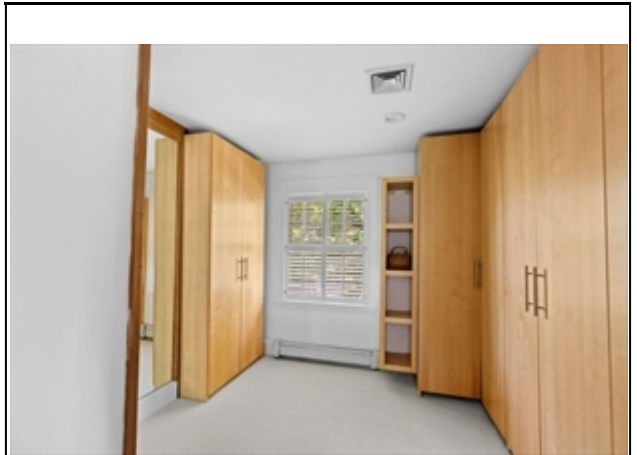
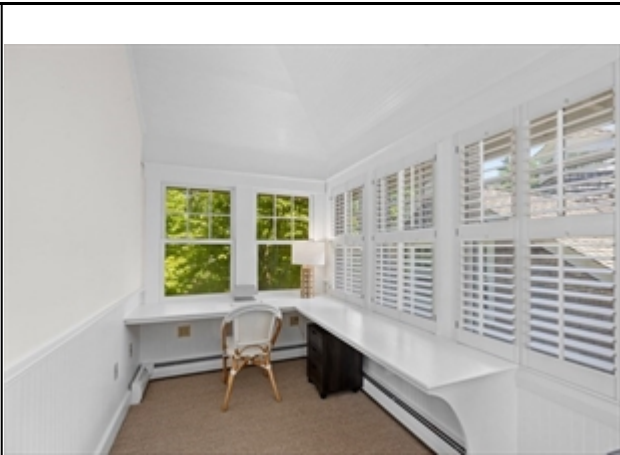
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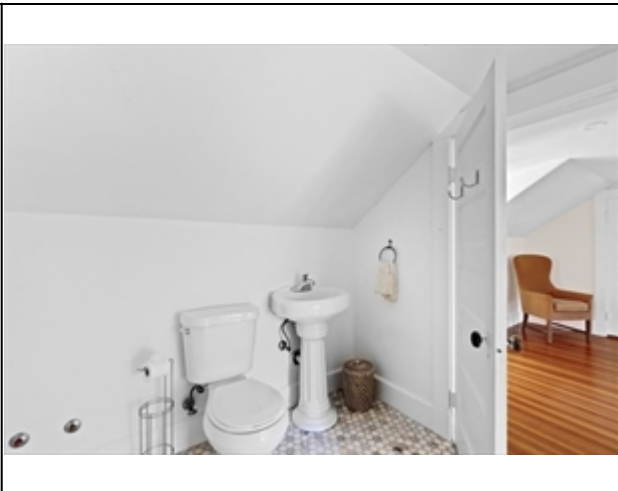
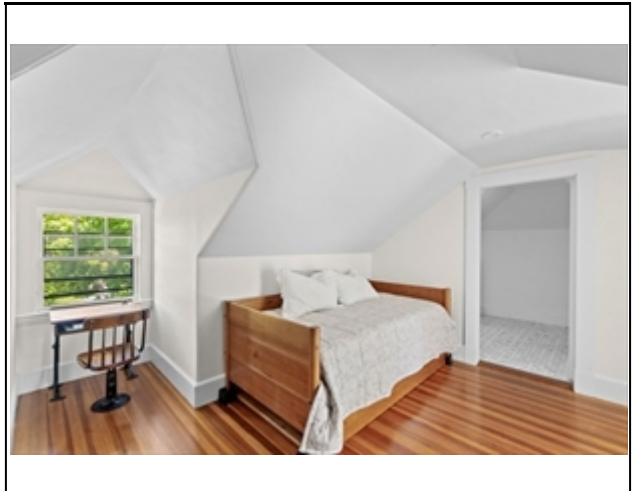
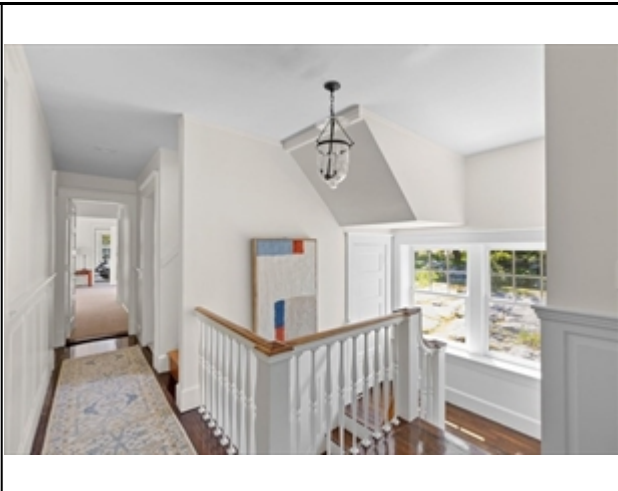


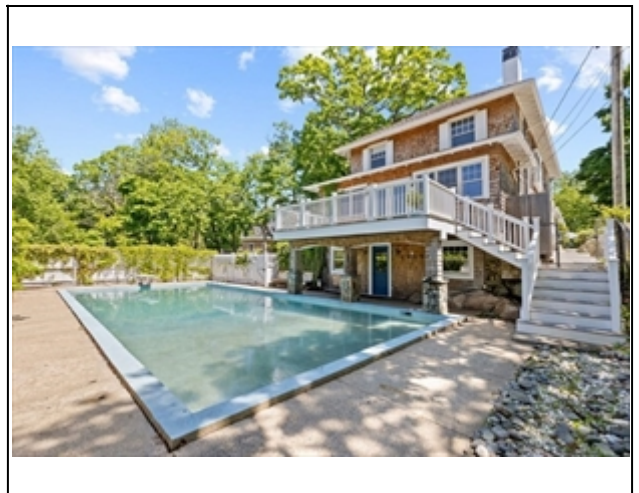
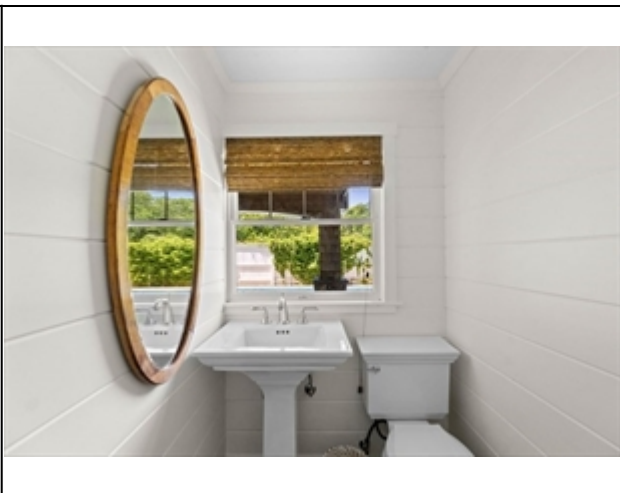
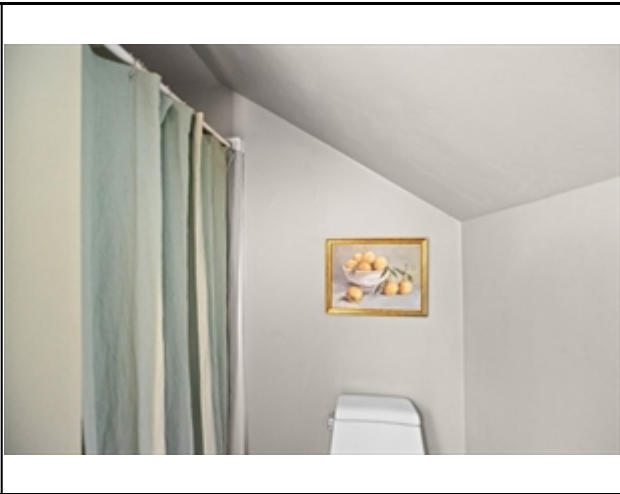
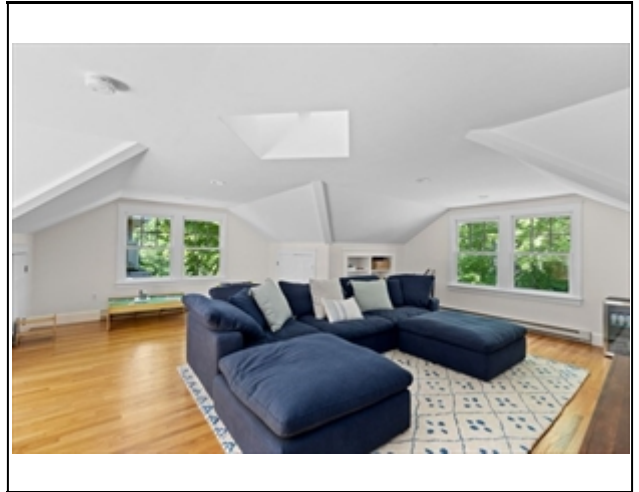
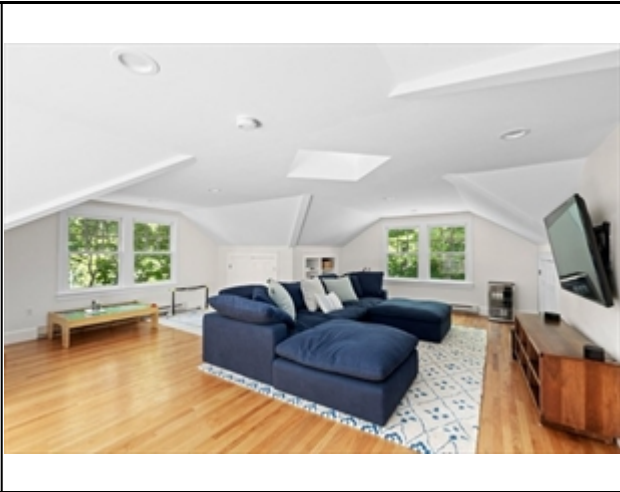
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