

**Michelle Hanson, REALTOR (R), ABR**  
**HP Realty Co.**  
**hpreco.com**  
**Licensed in Massachusetts**  
**508-783-6578, Fax: 508-378-7215**



Street View

**MLS # 72093148 - Active**  
**Single Family - Farm**

<b>102 Pleasant St</b> <b>East Bridgewater, MA 02333-1322</b> <b>Plymouth County</b>	List Price: <b>\$419,900</b>
Style: <b>Victorian, Antique</b>	Total Rooms: <b>7</b>
Color: <b>Beige</b>	Bedrooms: <b>5</b>
Grade School:	Bathrooms: <b>2f 0h</b>
Middle School:	Master Bath:
High School:	Fireplaces: <b>0</b>
Handicap Access/Features:	
Directions: <b>North Central St. to Pleasant St.</b>	

**Remarks**

If you like Antique charm, you're going to love this house. High ceilings, gorgeous wide planked pine floors that have been refinished, huge pocket doors that separate the living room from dining room, large eat-in kitchen that offers, new tile flooring, new countertops, new sink/faucets, and light fixtures, large foyer with wood carved newel leading to huge open staircase, 3-4 bedrooms upstairs, with a large jetted tub in bathroom along with double vanity. Did I mention there is an additional kitchen and living area. Having family visit for the holidays, let them stay in their very own unit. Second Living area offers open kitchen living/dining area, nice sized bedroom with huge walk-in closet, and french doors to a four season room. New 5 bedroom septic system, new roof, and more... A must see!

**Property Information**

Approx. Living Area: <b>2,737 Sq. Ft.</b>	Approx. Acres: <b>0.53 (23,087 Sq. Ft.)</b>	Garage Spaces: <b>0</b>
Living Area Includes:	Heat Zones: <b>Hot Water Baseboard, Oil</b>	Parking Spaces: <b>6 Off-Street, Stone/Gravel</b>
Living Area Source: <b>Public Record</b>	Cool Zones: <b>None</b>	Approx. Street Frontage:
Living Area Disclosures:		
Disclosures: <b>Secondary Driveway to Right of Property is an Easement with Owner in the rear Property.</b>		

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>		<b>Flooring - Hardwood, Open Floor Plan, Wainscoting</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood, Window(s) - Bay/Bow/Box, Open Floor Plan, Recessed Lighting, Remodeled, Wainscoting</b>
Kitchen:	<b>1</b>		<b>Ceiling - Beamed, Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Remodeled, Stainless Steel Appliances, Wainscoting</b>
Master Bedroom:	<b>2</b>		-
Bedroom 2:	<b>2</b>		-
Bedroom 3:	<b>2</b>		-
Bedroom 4:	<b>2</b>		-
Laundry:	<b>B</b>		-
Live-in Help Quarters:	<b>1</b>		<b>Bathroom - 3/4, Ceiling Fan(s), Closet - Walk-in, Flooring - Wall to Wall Carpet, Flooring - Vinyl, Countertops - Upgraded, French Doors, Open Floor Plan, Recessed Lighting, Wainscoting</b>

**Features**

Appliances: **Wall Oven, Dishwasher, Compactor, Microwave, Countertop Range, Refrigerator**  
 Basement: **Yes Full, Concrete Floor**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **220 Volts**  
 Exterior: **Vinyl**  
 Exterior Features: **Porch - Enclosed, Deck - Composite, Barn/Stable, Professional Landscaping**

**Other Property Info**

Disclosure Declaration: **Yes**  
 Exclusions:  
 Home Own Assn:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1900** Source: **Public Record**  
 Year Built Description: **Approximate**

Flooring: **Tile, Hardwood**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Electric**

Lot Description: **Easements, Gentle Slope**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**

Utility Connections: **for Electric Dryer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Year Round:

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

### Tax Information

Pin #: **M:63 P:35**

Assessed: **\$314,100**

Tax: **\$5,704** Tax Year: **2016**

Book: **46922** Page: **55**

Cert: **00000038944**

Zoning Code: **100**

Map: Block: Lot:

### Office/Agent Information

Listing Office: **HP Realty Co.**  (508) 378-7215

Listing Agent: **Michelle Hanson**  (508) 783-6578

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, Lock Box, Appointment Required**

Showing: Facilitator: **Call List Agent, Lock Box, Appointment Required**

Special Showing Instructions:

### Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **2**

Compensation Based On: **Net Sale Price**

### Firm Remarks

**Staged by H & P staging. Check out all the refurbished pieces used at [www.stagewithus.com](http://www.stagewithus.com)**

### Market Information

Listing Date: **11/13/2016**

Days on Market: Property has been on the market for a total of **12** day(s)

Expiration Date:

Original Price: **\$419,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **12** day(s)

Office Market Time: Office has listed this property for **12** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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### Market History for 102 Pleasant St, East Bridgewater, MA 02333-1322

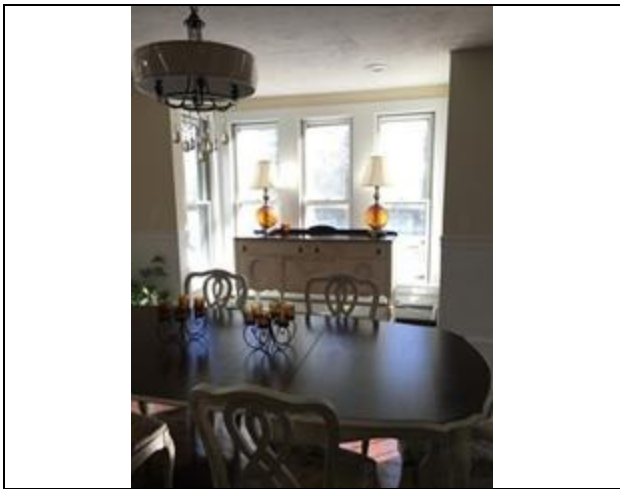
MLS #	Date			DOM	DTO	Price
72093148	11/13/2016	Listed for	<b>\$419,900</b>	Michelle Hanson	12	\$419,900
<b>Market History for HP Realty Co. (AN1122)</b>				<b>12</b>		
<b>Market History for this property</b>				<b>12</b>		



**Street View**



**Barn**



**Dining Room**



**Bay Window**



**Dining Room**





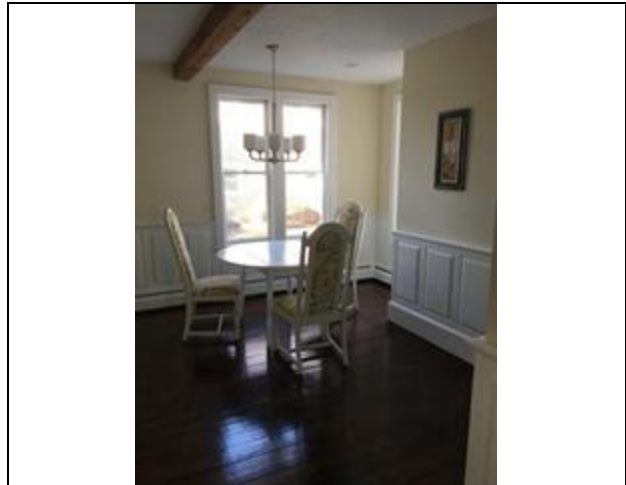
**Living Room**



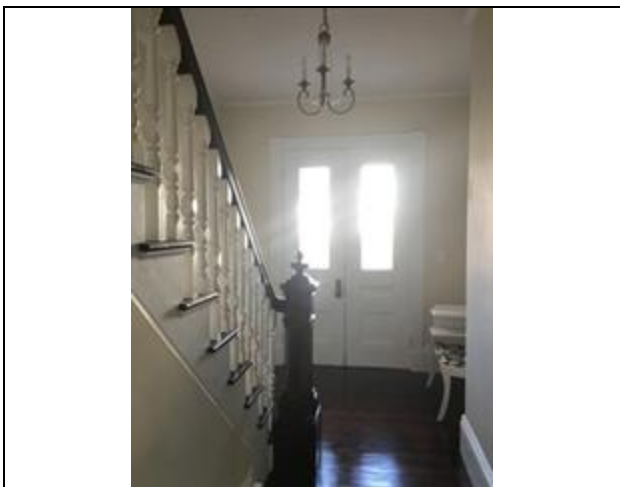
**Pocket Doors**



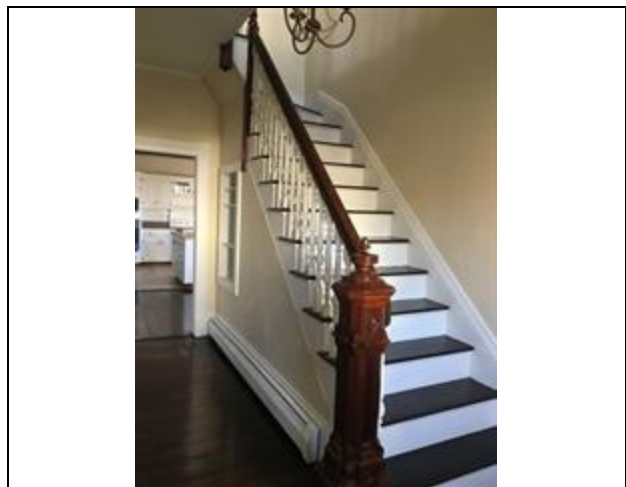
**Kitchen**



**Beamed Ceiling**

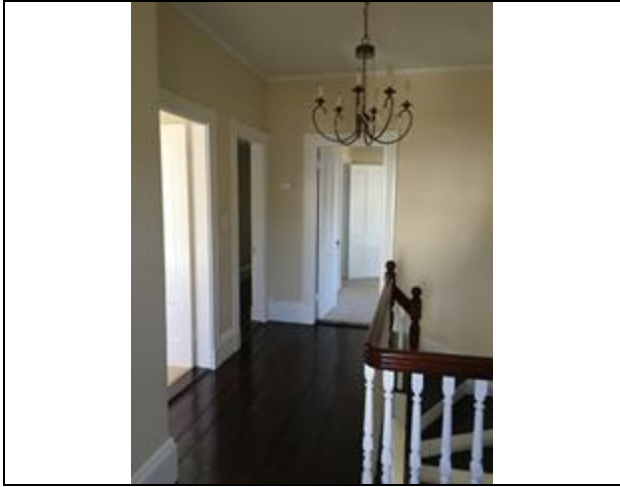


**Foyer**

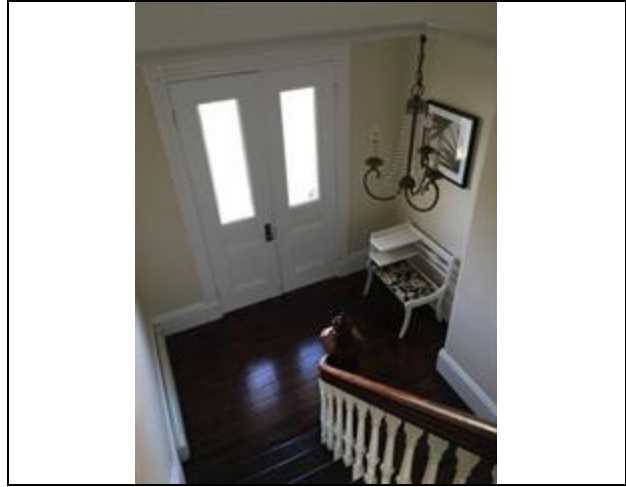


**Entry Hall**

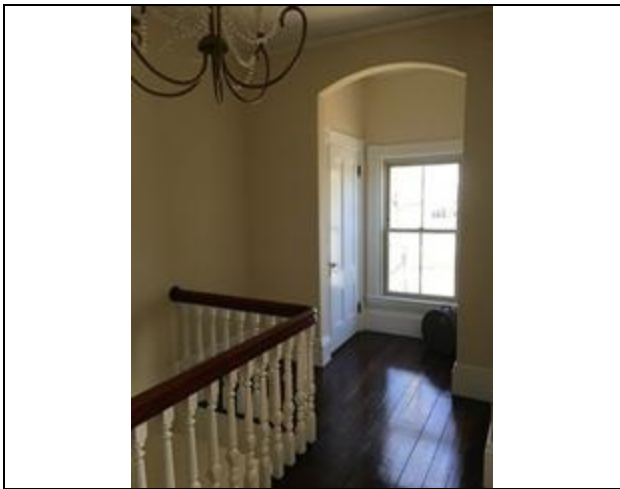




**Chandelier**



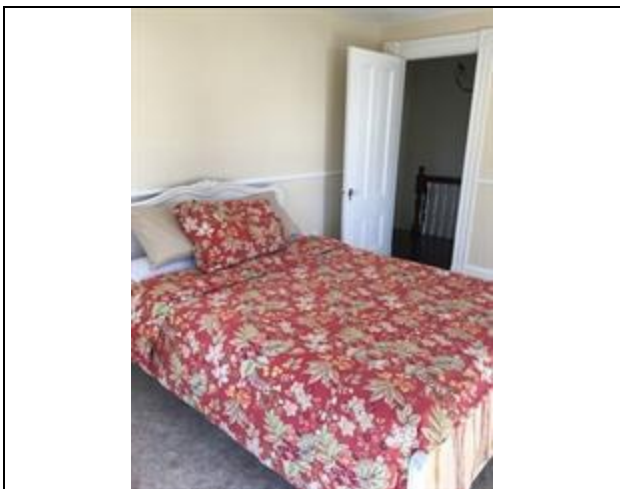
**Foyer - Front**



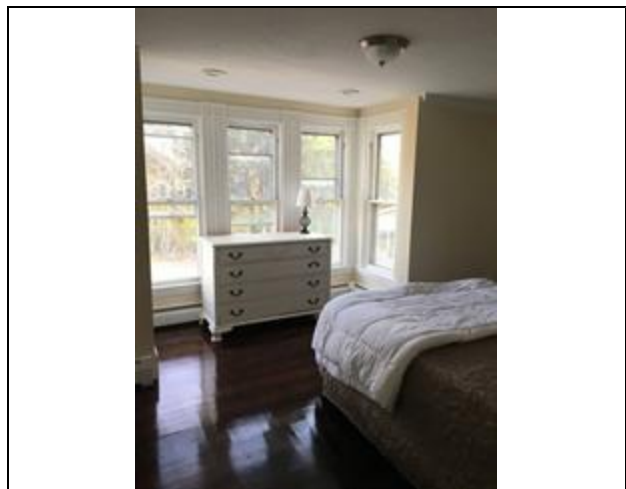
**Storage**



**Bedroom**



**Bedroom 2**



**Bedroom 3**



**Closet**



**Hot Tub / Jacuzzi**



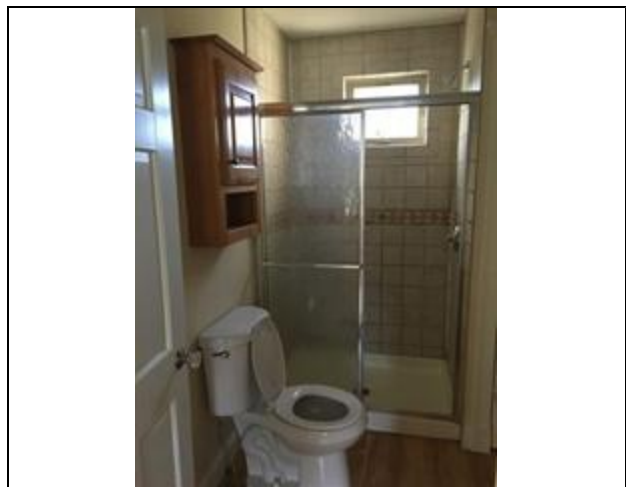
**Bathroom - Full**



**Double Vanity**



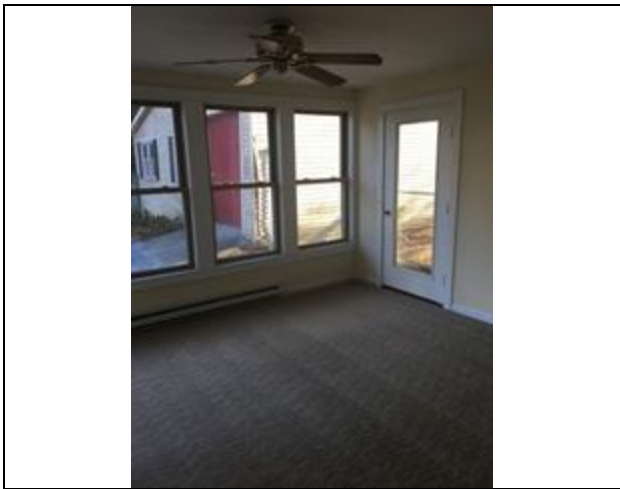
**Second Kitchen**



**Bathroom - 3/4**



**Second Family Room**



**Sun Room**



**Landscaping**



