

John Wilson  
Bella Real Estate  
781-690-4297

MLS # 73172935 - Active  
Single Family - Detached



67 Thayer Avenue  
West Bridgewater, MA 02379  
Plymouth County  
Style: Cape  
Color: White  
Grade School:  
Middle School:  
High School:  
Approx. Acres: 0.41 (17,812 SqFt)  
Handicap Access/Features:  
Directions: GPS friendly address

List Price: \$485,000

Total Rooms: 6  
Bedrooms: 3  
Bathrooms: 1f 0h  
Main Bath:  
Fireplaces: 1  
Approx. Street Frontage:

#### Remarks

Don't miss out on this fantastic West Bridgewater property! This home is a must-see with freshly refinished hardwood floors & a brand-new interior paint job. The kitchen has been tastefully updated with cherry cabinets & granite countertops, offering a delightful space for your kitchen table & easy access to the backyard. Not only does this home boast a fresh interior, but it also comes with exterior upgrades. The house was professionally painted in 2022, and the roof was replaced in 2020, ensuring years of worry-free living. Ongoing investments have been made to bring this home to market in top shape, including a new septic system in 2011, a new furnace & windows in 2015, & a brand-new oil tank in 2022. This property's flexible floorplan is a standout feature, providing two spacious bedrooms upstairs, complete with a generously sized walk-in closet. On the main level, you'll find another inviting bedroom, as well as an extra room that could easily serve as a den or a home office.

#### Property Information

Approx. Living Area Total: 1,404 SqFt Living Area Includes Below-Grade SqFt: No Living Area Source: Public Record  
Approx. Above Grade: 1,404 SqFt Approx. Below Grade:  
Living Area Disclosures: Some photos have been virtually staged

Heat Zones: Steam, Oil Cool Zones: None  
Parking Spaces: 2 Off-Street Garage Spaces: 0  
Disclosures: Measurements are approximate. Buyer/buyer agent to conduct own due diligence. A replacement screen door has been ordered. Some photos have been virtually staged. Seller has not used fireplace in many years.

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X15	Fireplace, Flooring - Hardwood
Kitchen:	1	12X11	Countertops - Stone/Granite/Solid, Exterior Access
Main Bedroom:	2	15X12	Closet, Flooring - Hardwood
Bedroom 2:	2	11X12	Flooring - Hardwood
Bedroom 3:	1	11X11	Flooring - Hardwood
Bath 1:	1	-	-
Laundry:	B	-	-
Office:	1	11X11	Flooring - Hardwood

#### Features

Appliances: Range, Refrigerator  
Basement: Yes Full, Interior Access, Unfinished Basement  
Beach: No  
Foundation Size:  
Foundation Description: Concrete Block  
Lot Description: Level  
Sewer Utilities: Private Sewerage - Title 5: Pass  
Water Utilities: City/Town Water  
Waterfront: No

#### Other Property Info

Disclosure Declaration: No  
Exclusions:  
Home Own Assn: No  
Lead Paint: Unknown  
UFFI: Warranty Features:  
Year Built: 1950 Source: Public Record  
Year Built Description: Actual  
Year Round:  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

#### Tax Information

Pin #:  
Assessed: \$291,100  
Tax: \$4,474 Tax Year: 2023  
Book: 13608 Page: 279  
Cert:  
Zoning Code: .  
Map: Block: Lot:

#### Compensation

Sub-Agent: Not Offered Buyer Agent: 2.5%  
Facilitator: TBN  
Compensation Based On: Net Sale Price

#### Office/Agent Information

Listing Office: Bella Real Estate (508) 269-0509  
Listing Agent: Isobel Wilson (508) 269-0509  
Team Member(s): John Wilson (781) 690-4297  
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, Appointment Required  
Showing: Facilitator: Call List Agent, Appointment Required  
Special Showing Instructions:

#### Firm Remarks

Offers should include a pre-approval dated within the last 10 days. No need to send copies of checks, Depositlink is available. Offers to be emailed to - Isobellsellshomes@gmail.com

#### Market Information

Listing Date: 10/21/2023 Listing Market Time: MLS# has been on for 12 day(s)  
Days on Market: Property has been on the market for a total of 12 day(s) Office Market Time: Office has listed this property for 12 day(s)  
Expiration Date: Cash Paid for Upgrades:  
Original Price: \$485,000 Seller Concessions at Closing:  
Off Market Date:  
Sale Date:

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