



MLS # 73104663 - Sold
Single Family - Detached

37 Wellington Street
Brockton, MA 02301
Plymouth County
Style: **Raised Ranch**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.18 (7,919 SqFt)**
Handicap Access/Features:
Directions: **GPS friendly address**

List Price: **\$399,900**
Sale Price: **\$470,000**
Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 0h**
Main Bath:
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Offers are due by 4 pm on Tuesday. Located on a side street with a large, fully fenced yard, this solid raised ranch awaits new owners. Come on over and imagine the possibilities this home has to offer. There are 3 bedrooms on the main level and a bathroom with a walk-in shower. An oversized family room and rec room on the lower level with TWO bonus spaces.

Property Information

Approx. Living Area Total: **1,740 SqFt**
Approx. Above Grade: **1,040 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **Yes**
Approx. Below Grade: **700 SqFt**

Living Area Source: **Public Record**

Heat Zones: **Gas**

Cool Zones: **None**

Parking Spaces: **3 Off-Street**

Garage Spaces: **0**

Disclosures: **AS IS - Estate sale. An extended closing may be needed. The source of all representations is from a third party or a public source; broker has not verified same. It is recommended that buyer independently verify all info. Property MAY NOT pass FHA/VA financing based upon exterior flaking paint.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Flooring - Wall to Wall Carpet
Dining Room:	1		Flooring - Wall to Wall Carpet, Exterior Access
Family Room:	B		Flooring - Wall to Wall Carpet
Kitchen:	1		-
Main Bedroom:	1		Closet, Flooring - Hardwood
Bedroom 2:	1		Closet, Flooring - Hardwood
Bedroom 3:	1		Closet, Flooring - Hardwood
Bath 1:	1		-
Laundry:	B		-
Den:	B		-
Bonus Room:	B		-

Features

Appliances: **Range, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Finished, Interior Access, Exterior Access**
Beach: **No**
Exterior Features: **Deck, Fenced Yard**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Fenced/Enclosed, Level**
Road Type: **Public**
Sewer Utilities: **City/Town Sewer**
Terms: **Estate Sale**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1975** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$438,500**
Tax: **\$5,692** Tax Year: **2023**
Book: **4463** Page: **496**
Cert:
Zoning Code: **R1C**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
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: **Thread Real Estate, LLC** (781) 728-9689
Sale Agent: **Lynda Le** (617) 794-2337
Listing Agreement Type: **ER w/Var.Rate Comm.**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings**
Showing: Facilitator: **Call List Agent, Accompanied Showings**
Special Showing Instructions: **NO FURTHER SHOWINGS AT THIS TIME**

Firm Remarks

Offers are due by 4 pm on Tuesday, May 2nd. Allow 24-48 hours for a response, please. Submit offers to - Isobelsellshomes@gmail.com .Buyer/Personal letters will not be presented.

Market Information

Listing Date: **4/28/2023**
Days on Market: Property has been on the market for a total of **18** day(s)
Expiration Date:
Original Price: **\$399,900**
Off Market Date: **5/16/2023**
Sale Date: **6/16/2023**
Sale Price: **\$470,000**
Offer Date: **5/2/2023** Days to Offer: **4**

Listing Market Time: MLS# has been on for **18** day(s)
Office Market Time: Office has listed this property for **18** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing: **\$10,000**
Financing: **Conv. Fixed**
Sale-to-List Ratio: **117.53%**











