## MLS # 73001227 - Under Agreement
## Single Family - Detached

**21 Mckinley Dr**
**Abington, MA 02351**
**Plymouth County**

List Price: **$685,000**

Style: **Colonial**
Color: **Beige**
Grade School:
Middle School:
High School:
Approx. Acres: **0.97 (42,234 SqFt)**
Handicap Access/Features:
Directions: **Off Presidential Dr**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

### Remarks

**Shown by private appointment only. Situated in the sought-after Presidential Estates neighborhood of Abington. This 4 Bed, 2.5 Bath home has all the charm you would expect from a New England Colonial, featuring decorative crown Molding throughout the first floor & raised wall paneling in the dining room & staircase. The first floor has hardwoods in the living room, family room, & dining room with the kitchen and half bath being finished in tile. The kitchen dining area leads to a screened porch with an adjoining deck overlooking a private flower garden with a pond & shed. The second floor boasts 4 bedrooms the main bedroom featuring a laminate bamboo floor and a full ensuite bathroom. The remainder of the upper floor contains 3 well-proportioned bedrooms a linen closet and the 2nd full bathroom. The exterior of the home has recently painted Hardiplank siding & PVC trim. The driveway has been resurfaced/sealed & the oversized 2-car garage with 8ft doors has additional storage above**

### Property Information

Approx. Living Area Total: **2,132 SqFt**
Approx. Above Grade: **2,132 SqFt**
Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade: **908 SqFt**
Living Area Source: **Public Record**
Living Area Disclosures: **Floor plan in pictures**

Heat Zones: **3 Hot Water Baseboard, Oil**
Cool Zones: **1 Central Air**
Parking Spaces: **6 Off-Street**
Garage Spaces: **2 Attached**
Disclosures: **Sellers will leave pool table, hockey game, ping pong table, decorative bridge & swing seat as gifts for buyers**

### Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---|---|---|---|
| Living Room: | 1 | 14'8"X11'3" | Flooring - Hardwood, French Doors, Decorative Molding |
| Dining Room: | 1 | 11'2"X15'3" | Flooring - Hardwood, Window(s) - Bay/Bow/Box, Wainscoting, Crown Molding |
| Family Room: | 1 | 12' 3X14'2" | Fireplace, Flooring - Hardwood, Crown Molding |
| Kitchen: | 1 | 19X12 | Flooring - Stone/Ceramic Tile, Dining Area, Exterior Access, Recessed Lighting, Slider, Stainless Steel Appliances |
| Main Bedroom: | 2 | 12'3"X19'5" | Bathroom - Full, Closet - Walk-in, Flooring - Laminate, Crown Molding |
| Bedroom 2: | 2 | 12'3"X13'4" | Closet, Flooring - Hardwood |
| Bedroom 3: | 2 | 11'2"X12'3" | Closet, Flooring - Hardwood |
| Bedroom 4: | 2 | 12'8"X11 | Closet, Flooring - Hardwood |
| Bath 1: | 2 | | Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower |
| Bath 2: | 1 | | Bathroom - Half, Flooring - Stone/Ceramic Tile, Dryer Hookup - Electric, Washer Hookup |
| Laundry: | 1 | | - |
| Play Room: | B | | - |
| Office: | B | | - |

### Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Shopping, Golf Course, Medical Facility, Public School**
Basement: **Yes Partially Finished, Bulkhead, Sump Pump**
Beach: **No**
Electric: **200 Amps**
Exterior: **Composite**
Exterior Features: **Porch - Screened, Deck - Wood**
Flooring: **Wood, Tile, Bamboo, Wood Laminate**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil**
Insulation: **Full, Fiberglass**
Interior Features: **Central Vacuum, Cable Available**
Lot Description: **Wooded, Level**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **Generator Connection**
Water Utilities: **City/Town Water**
Waterfront: **No**

### Other Property Info

Disclosure Declaration: **Yes**
Exclusions: **Above vanity light in half bath may be replaced**
Facing Direction: **Southwest**
Home Own Assn:
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **1989** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

### Tax Information

Pin #: **M:36 L:36**
Assessed: **$549,900**
Tax: **$8,369** Tax Year: **2022**
Book: **8896** Page: **32**
Cert:
Zoning Code: **.**
Map: Block: Lot:

### Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5%**
Facilitator: **1%**
Compensation Based On: **Net Sale Price**

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## Market History for 21 Mckinley Dr, Abington, MA 02351

| MLS # | Date | | DOM | DTO | Price |
|---|---|---|---|---|---|
| 73001227 | 6/21/2022 | Listed for **$685,000** | | | $685,000 |
| CTG | 6/29/2022 | Status Changed to: **Contingent** | 8 | | |
| UAG | 7/12/2022 | Status Changed to: **Under Agreement** | 21 | 7 | |
| | | **Market History for Office Id: AN6374** | **21** | **7** | |
| | | **Market History for this property** | **21** | **7** | |

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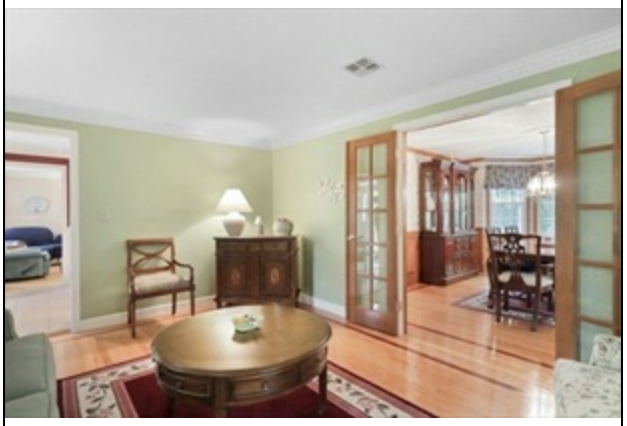

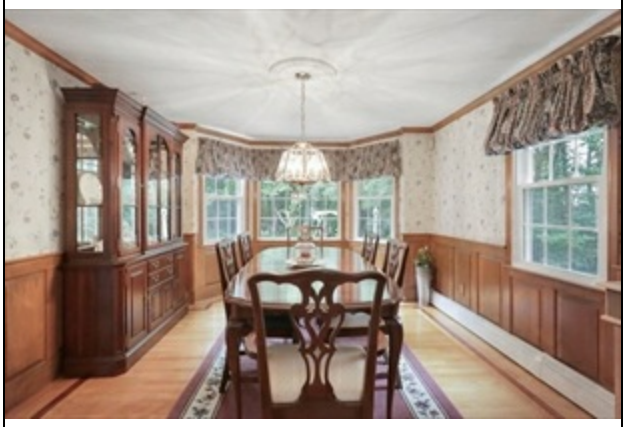

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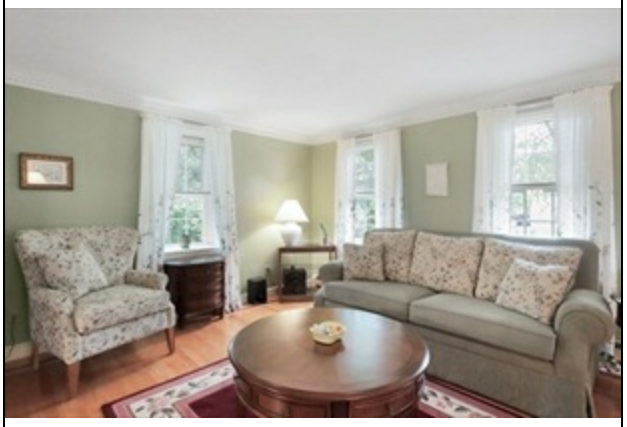

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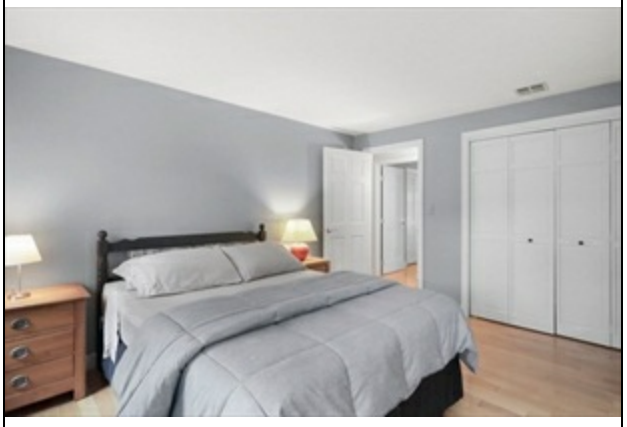

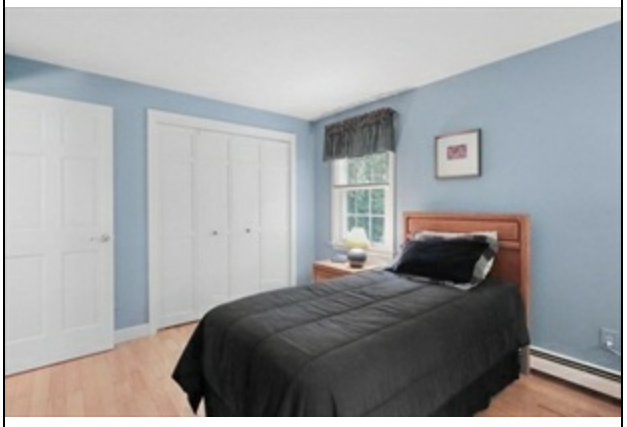

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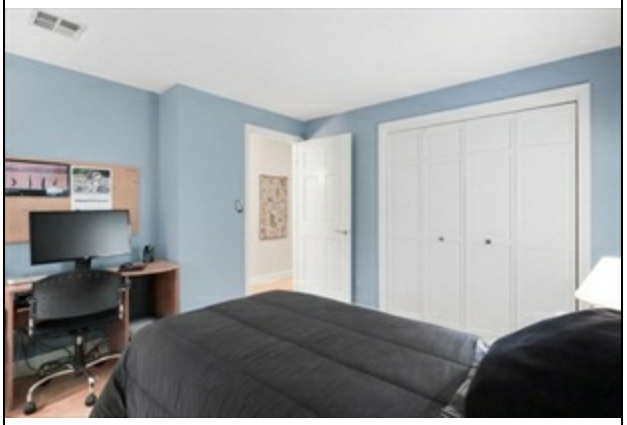

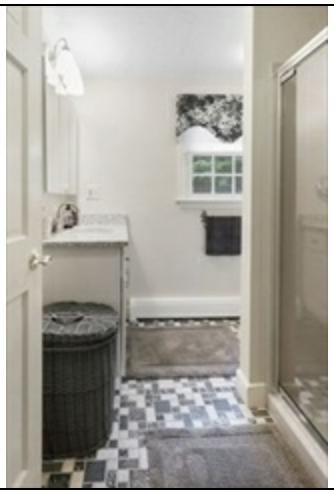

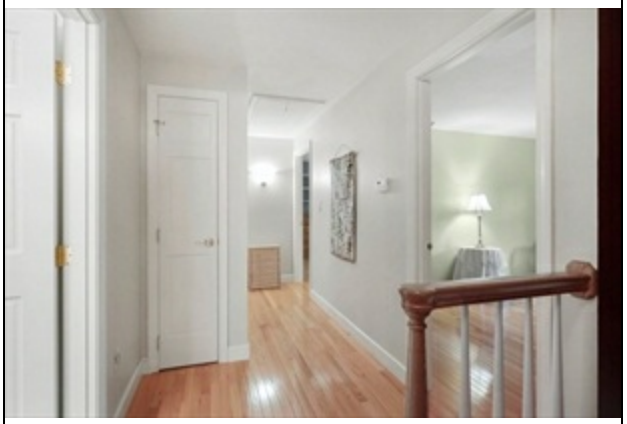

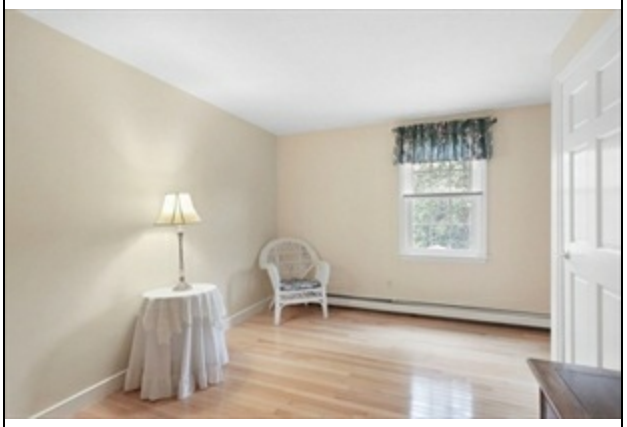

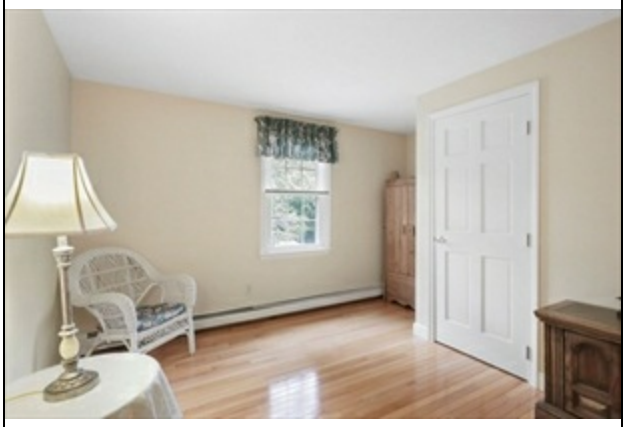

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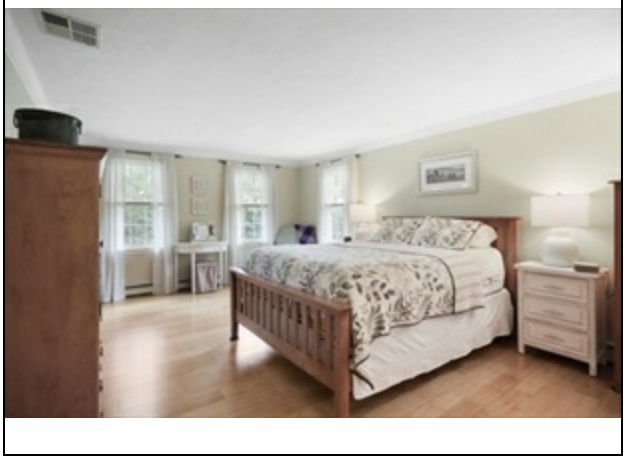

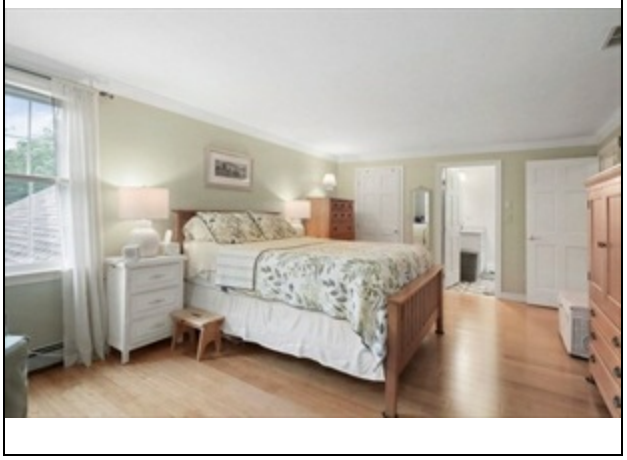

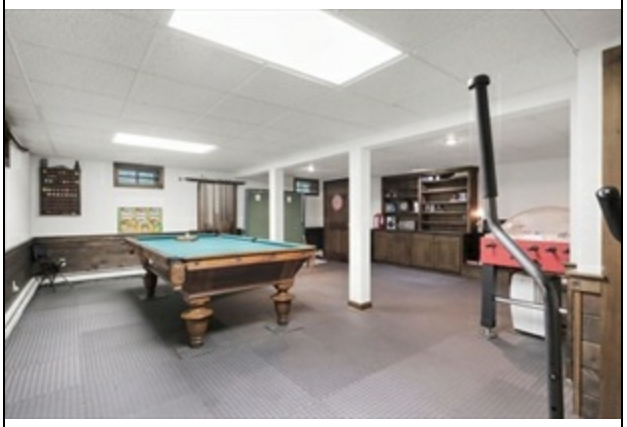

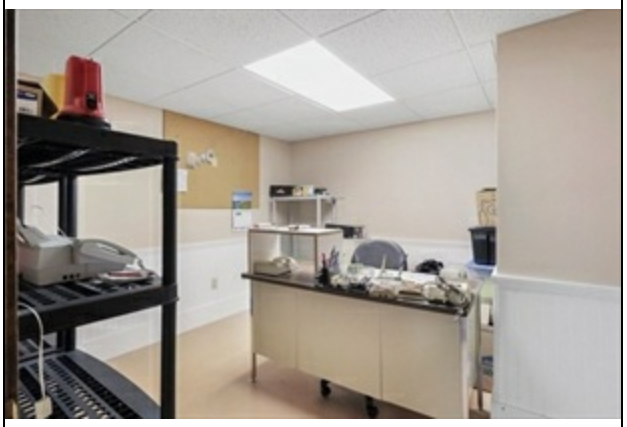

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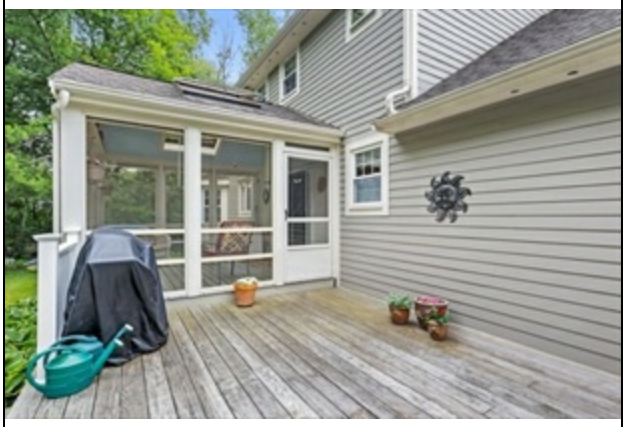

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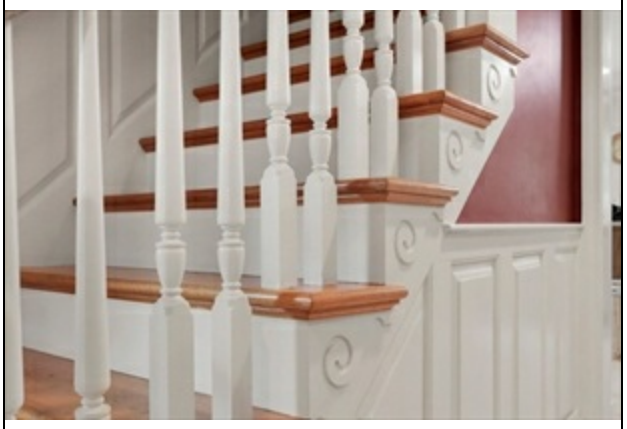

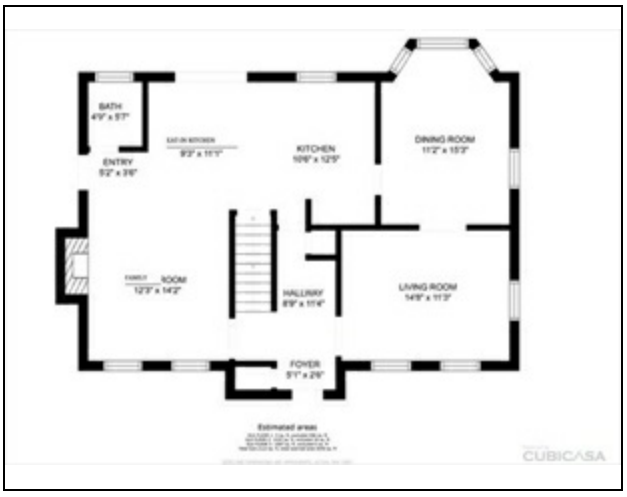


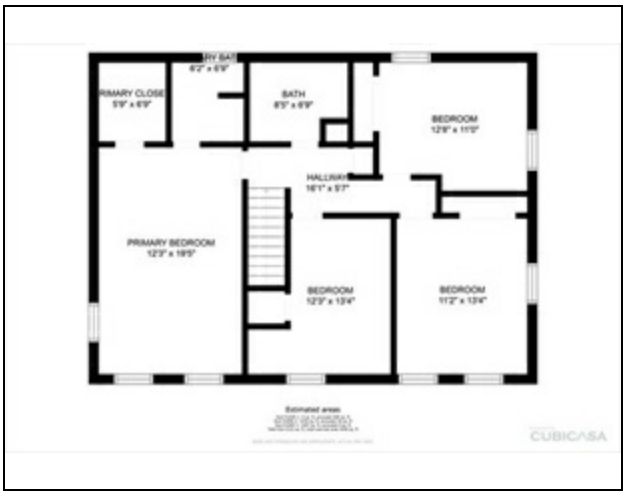


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