



**MLS # 73012254 - Contingent - Pending P&S  
Single Family - Detached**

**886 Brayton Avenue  
Somerset, MA 02726  
Bristol County**

List Price: **\$385,000**

Style: **Bungalow**  
Color:  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.3 (13,068 SqFt)**  
Handicap Access/Features:

Total Rooms: **8**  
Bedrooms: **3**  
Bathrooms: **1f 1h**  
Main Bath:  
Fireplaces: **0**  
Approx. Street Frontage:

Directions: **Grand Army Highway to Brayton Avenue**

**Remarks**

**Welcome home to this beautiful move in ready house with a perfect sized fenced in yard. Walking through the front door you will fall in love with the light and the openness from the family room all the way through to the kitchen. In addition, the main floor features a dining area, 3 bedrooms and a full bath with a mini split providing efficient heat and a/c. The fully finished basement also has a mini split and provides ample multi-use space as well as 2 additional rooms and a half bath. The basement offers a tremendous amount of space for a playroom, workout area, and/or a home office. This home is a must see!**

**Property Information**

Approx. Living Area Total: **1,800 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Owner**  
Approx. Above Grade: **900 SqFt** Approx. Below Grade: **900 SqFt**  
Living Area Disclosures: **Living Area Includes Square Footage of Fully Finished Basement**

Heat Zones: **2 Ductless Mini-Split System** Cool Zones: **2 Ductless Mini-Split System**  
Parking Spaces: **5 Paved Driveway** Garage Spaces: **0**  
Disclosures: **Living area includes 900 square feet of bonus area in the basement which includes laundry space, large open multi use space, 2 additional separate rooms and a 1/2 bath. Shower in basement bathroom in need of repair in order to utilize. Personal letters from buyers will not be presented.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Family Room:	1		Ceiling Fan(s), Flooring - Laminate, Main Level, Cable Hookup, Open Floor Plan, Lighting - Overhead
Kitchen:	1		Flooring - Laminate, Dining Area, Main Level, Open Floor Plan, Lighting - Overhead
Main Bedroom:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Bedroom 3:	1		Closet, Flooring - Wall to Wall Carpet, Main Level
Laundry:	B		Flooring - Vinyl, Dryer Hookup - Gas, Washer Hookup
Bonus Room:	B		Bathroom - Half, Flooring - Vinyl, Recessed Lighting

**Features**

Appliances: **Range, Refrigerator, Washer, Dryer, Vent Hood**  
Area Amenities: **Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Highway Access, Marina, Public School**  
Basement: **Yes Finished**  
Beach: **Yes Bay, River**  
Beach Ownership: **Public**  
Beach - Miles to: **1/2 to 1 Mile**  
Construction: **Frame**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Storage Shed, Fenced Yard**  
Flooring: **Vinyl, Wood Laminate**  
Foundation Size:  
Foundation Description: **Poured Concrete, Fieldstone**  
Hot Water: **Natural Gas**  
Interior Features: **Cable Available**  
Lot Description: **Fenced/Enclosed**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Utility Connections: **for Gas Range, for Gas Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions:  
Green Certified: **No**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1930** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

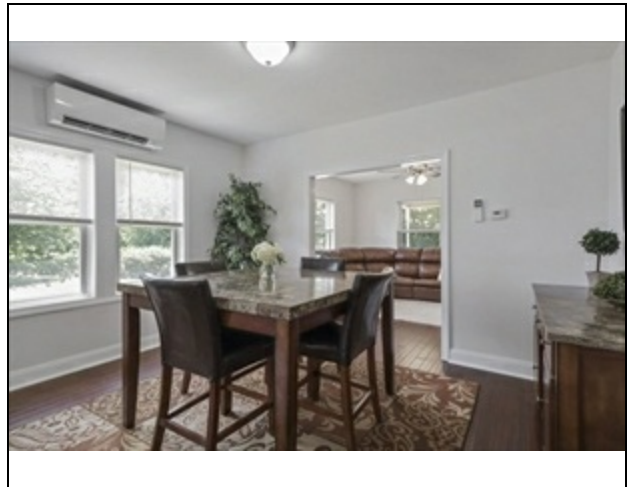
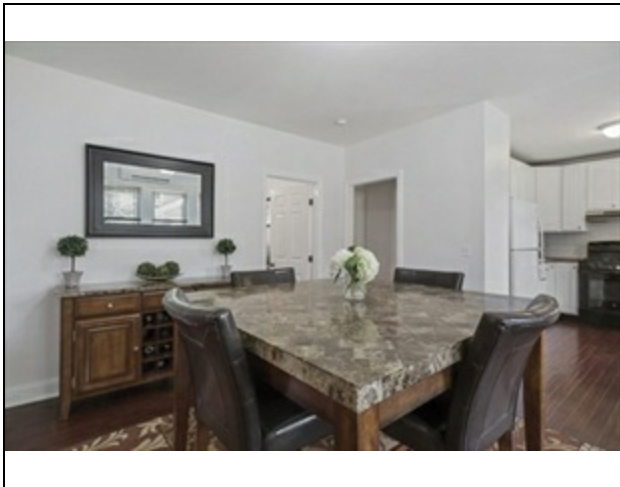
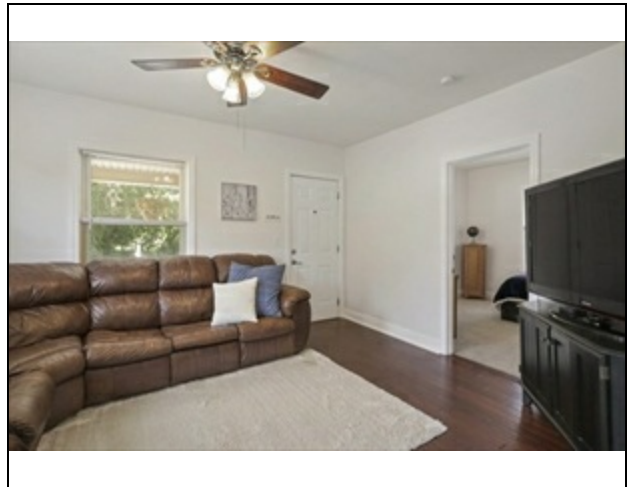
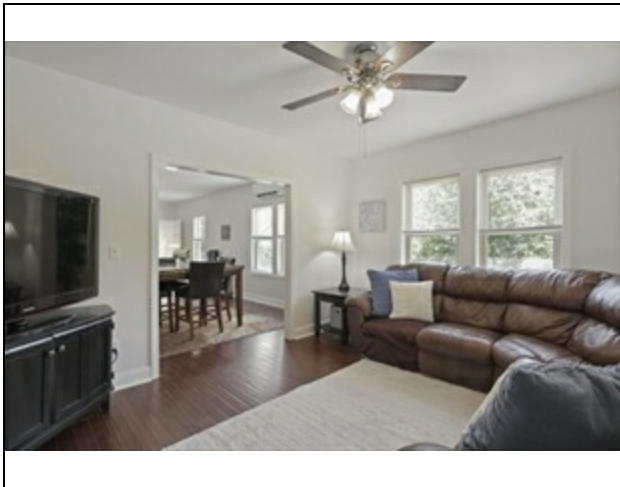
Pin #:  
Assessed: **\$267,500**  
Tax: **\$3,555.08** Tax Year: **2022**  
Book: **5378** Page: **196**  
Cert:  
Zoning Code: **R1**  
Map: Block: Lot:

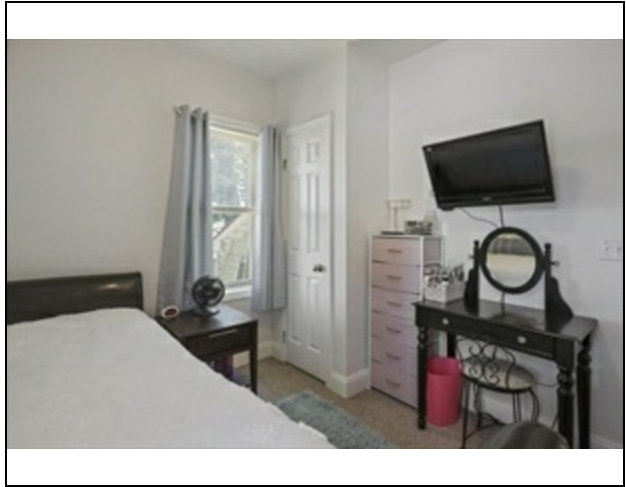
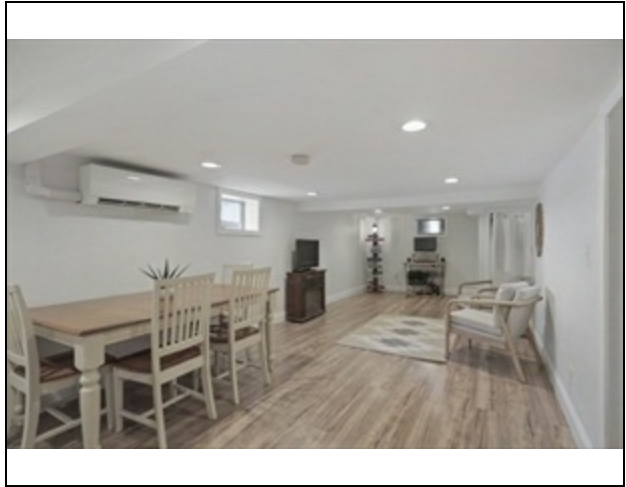
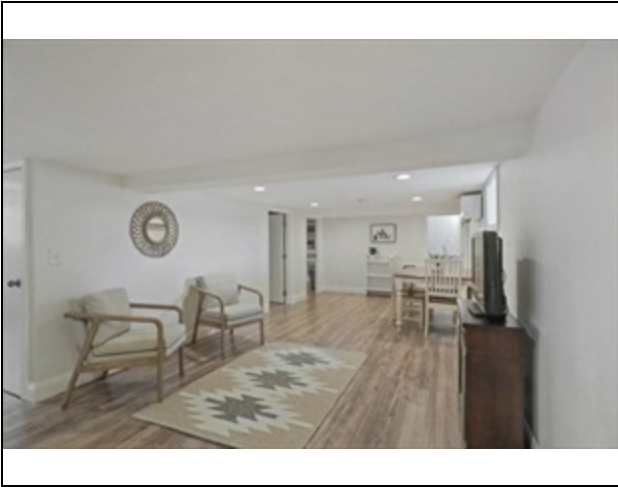
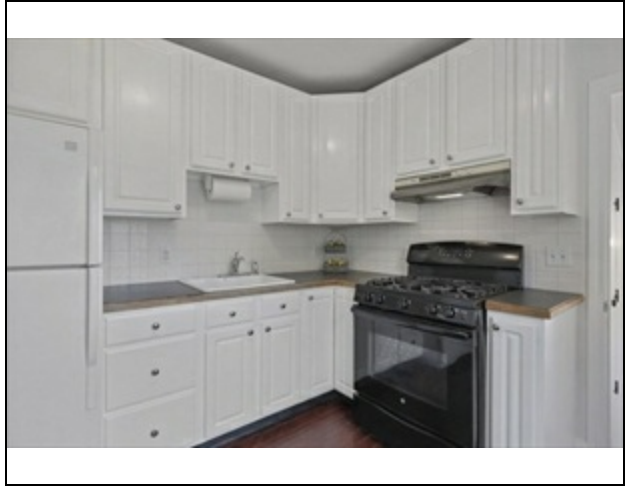
**Compensation**

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

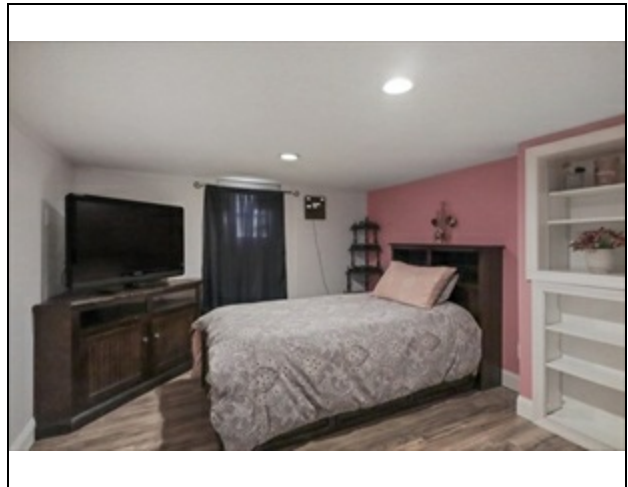
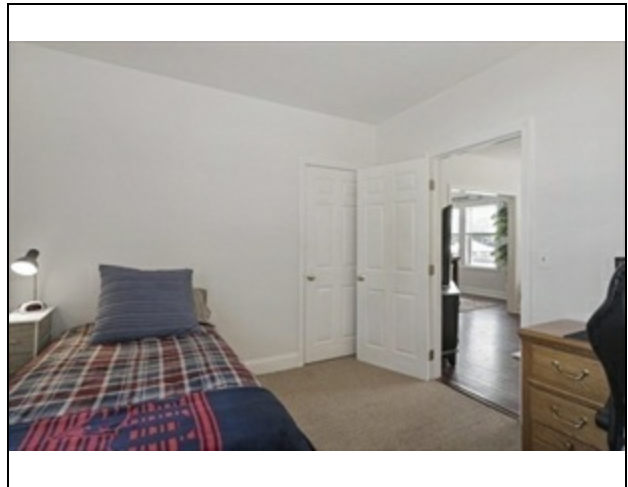
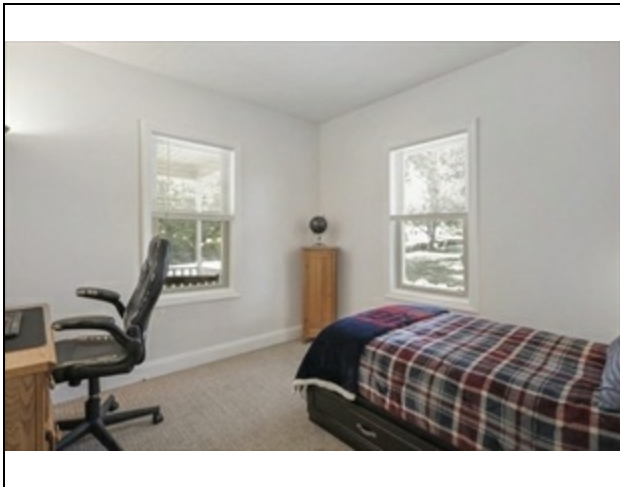
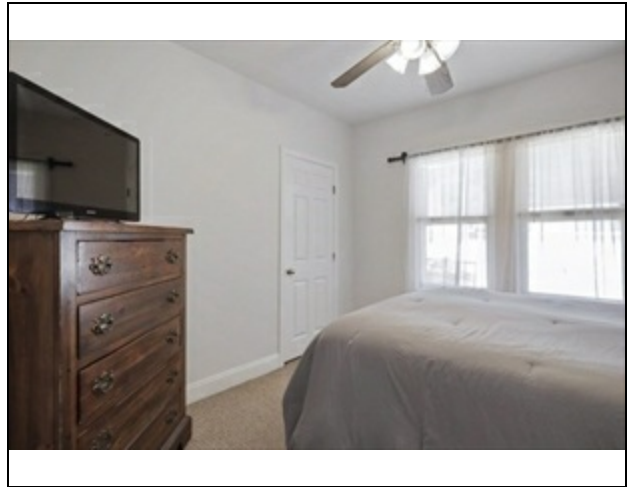
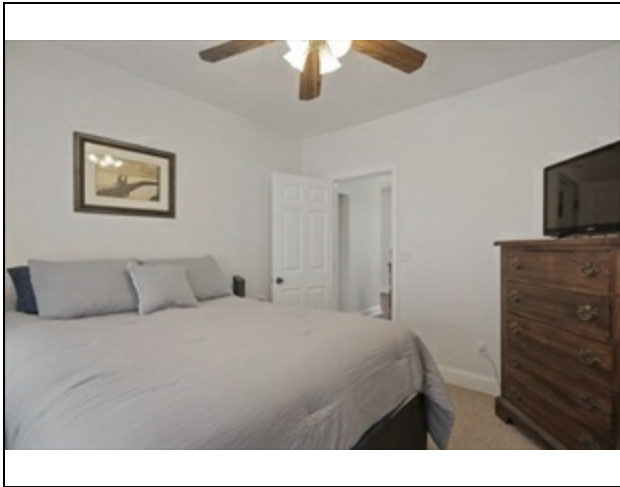
### Market History for 886 Brayton Avenue, Somerset, MA 02726

MLS #	Date		DOM	DTO	Price
73012254	7/14/2022	Listed for <b>\$385,000</b>			\$385,000
CTG	7/21/2022	Status Changed to: <b>Contingent</b>	7	6	
<b>Market History for Office Id: AN6374</b>			<b>12</b>	<b>6</b>	
<b>Market History for this property</b>			<b>12</b>	<b>6</b>	









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