

**36 Lebaron Blvd - Unit 36
Lakeville, MA 02347
Condo**

MLS #: **73055357** Status: **New**
List Price: **\$625,000**
List Date: **11/4/2022**
Area:
List\$/Sq. Ft.: **\$387.72**
Days on Market (Total): **0** Days on Market (Office): **0**
Next Open House: **Saturday, November 05, 2022 12:00 PM - 2:00 PM**
Event Type: In-Person



Property Features

Rooms: **5** Style: **Half-Duplex, Attached**
Bedrooms: **2** Type: **Condo**
Baths: **3f 0h** Unit Level: **1** Placement: **Ground**
Main Bath: Approx. Living Area Total: **1,612 SqFt**
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**
Year Built: **2017** Approx. Above Grade: **1,612 SqFt**
Units: **62** Approx. Below Grade:
Elevator: Outdoor Space Avail:
Handicap Access/Features: Garage: **2 Attached, Garage Door Opener**
Association: **Yes** Fee: **\$417** Parking: **2 Off-Street**
Fee Includes: **Master Insurance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Reserve Funds**

Room Descriptions

Room	Level	Size	Features
Living Room:	1	16'11X17'9	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Dining Room:	1	12'3X11'7	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Balcony / Deck, Recessed Lighting
Kitchen:	1	10'7X21'8	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting
Main Bedroom:	1	15'6X15'8	Bathroom - Full, Ceiling - Cathedral, Ceiling Fan(s), Closet - Linen, Closet - Walk-in, Closet/Cabinets - Custom Built, Flooring - Hardwood
Bedroom 2:	1	17'10X12'10	Closet/Cabinets - Custom Built, Flooring - Hardwood
Bath 1:	1		Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile
Bath 2:	1		Bathroom - Full
Bath 3:	B		Bathroom - Full
Laundry:	1		Cabinets - Upgraded, Dryer Hookup - Electric, Washer Hookup
Bonus Room:	B		Flooring - Vinyl
Media Room:	B		Flooring - Vinyl
Den:	B		Flooring - Vinyl
Kitchen:			Countertops - Upgraded, Breakfast Bar / Nook, Stainless Steel Appliances

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Finished, Bulkhead, Sump Pump**
Construction: **Frame**
Cooling: **Central Air, Ductless Mini-Split System**
Electric: **220 Volts**
Exclusions:
Exterior: **Shingles, Vinyl, Stone**
Exterior Features: **Porch, Deck - Composite**
Facing Direction:
Heating: **Forced Air, Gas, Ductless Mini-Split System**
Hot Water: **Electric, Tankless**
Lead Paint: **None**
Living Area Disclosures: **PLUS approx 1000 sqft in finished basement**
Pets Allowed: **Yes w/ Restrictions**
Sewer Utilities: **Other (See Remarks)**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Rare opportunity to own a 4-year-old, single-level home WITH a finished basement at the desirable over-55 community of The Residencies at Lebaron Hills, Lakeville. This expanded Rochester-style floorplan offers single-floor living at its best. Cathedral ceilings, engineered hardwood floors, a double-sided gas fireplace, upgraded kitchen with stainless steel appliances & granite countertops. All flooded with tons of natural daylight. A slider from the dining room leads to a composite deck, perfect for al fresco activities and the front of the home has a stunning Farmers Porch to relax & watch the world go by. Gorgeous high ceilings welcome you to the main bedroom suite, with a ceiling fan, a large walk-in closet, a full bath with double vanity & linen closet. The first floor is completed with a second bedroom, a full Bath, a laundry room, & access to the 2-car garage. As an extra BONUS for all of us downsizers that still have "stuff", this property has a sumptuously finished basement.

Tax Information

2022 Taxes: **\$4,970.43** Assessment: **\$411,800** Cert: Zoning Code: .
Pin #: Map: Block: Lot: Book: **50217** Page: **117**

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%** Facilitator: **1%**
Compensation Based On: **Net Sale Price**

Listing Information

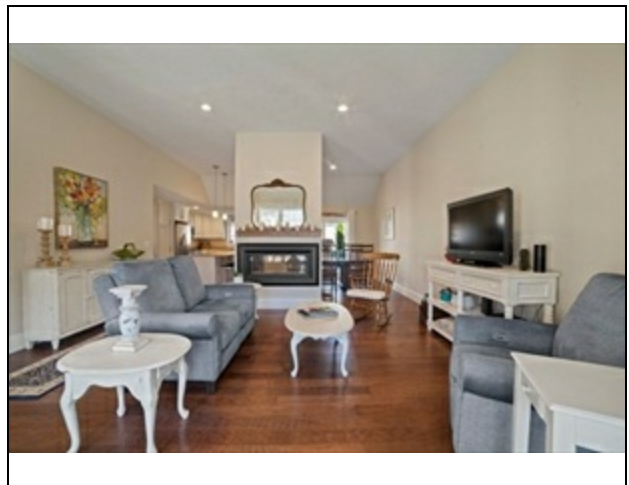
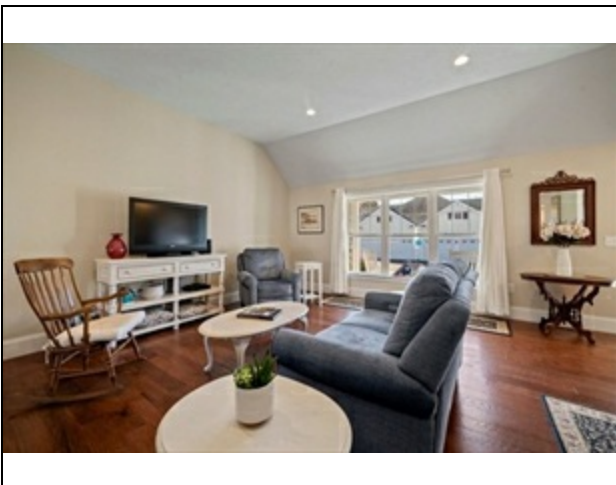
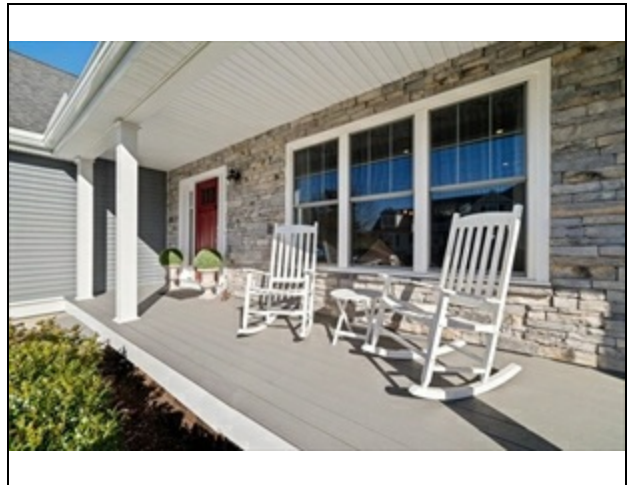
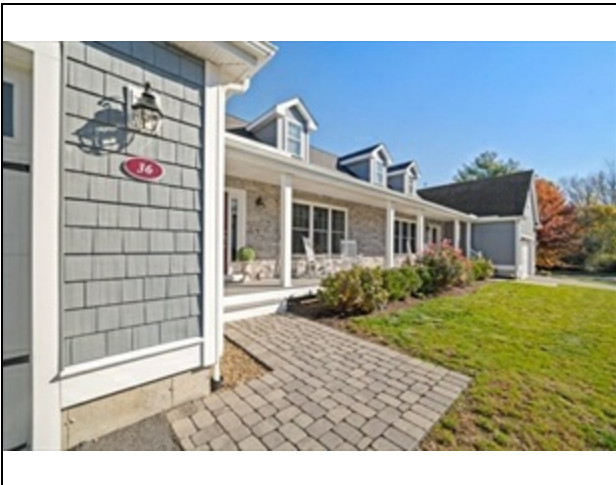
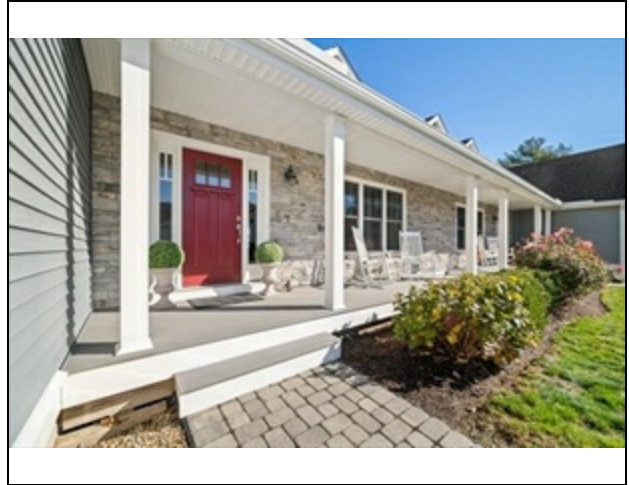
Directions: **Directly across from Lebaron Hills Country Club. Address is GPS friendly**
Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$625,000**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions:
Disclosures: **Complex is serviced by a wastewater treatment plant. Pets under 35lbs**
Listing Office: **Bella Real Estate** (508) 269-0509 Listing Agent: **Isobel Wilson** (508) 269-0509
Team Member(s): **Lisa deVos** (508) 284-3731

Market History for 36 Lebaron Blvd U:36, Lakeville, MA 02347

MLS #	Date		DOM	DTO	Price
73055357	11/4/2022	Listed for \$625,000	Isobel Wilson	0	\$625,000
Market History for Bella Real Estate (AN6374)				0	
Market History for this property				0	

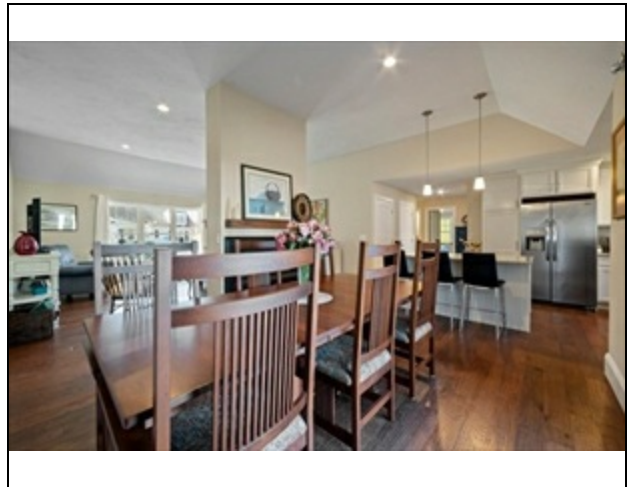
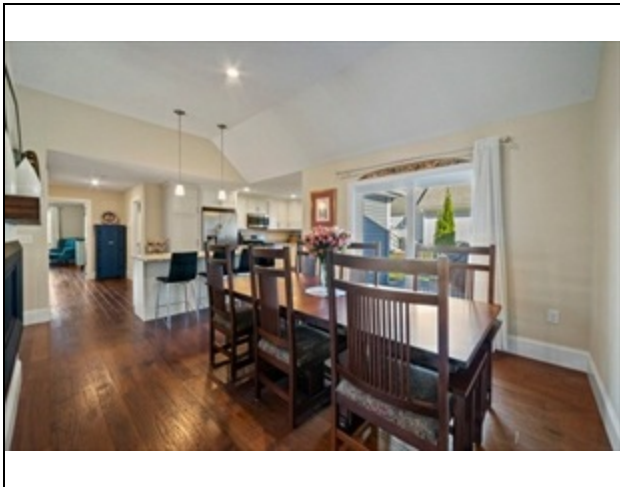
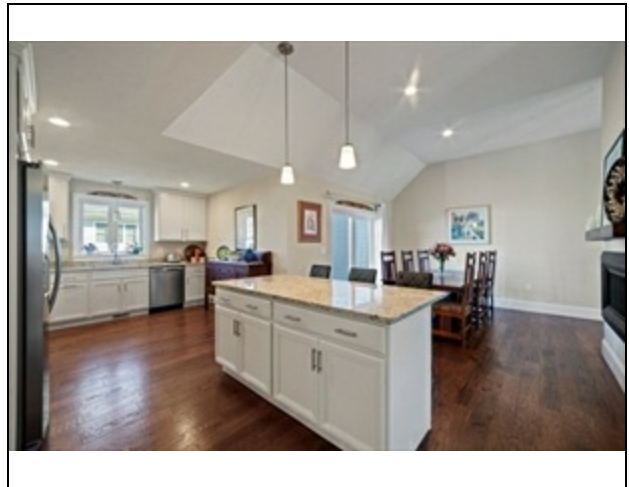
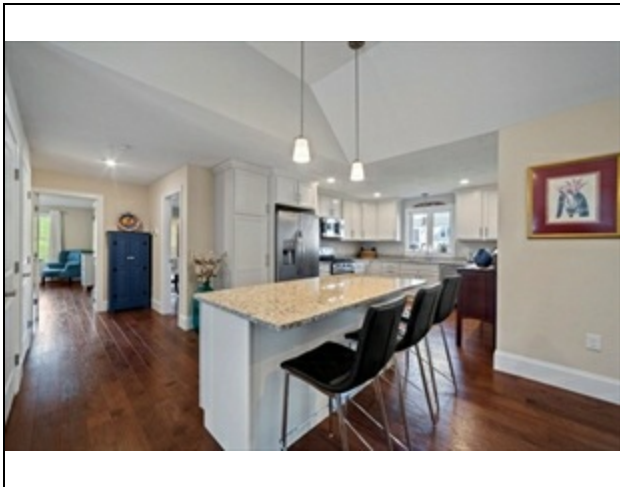
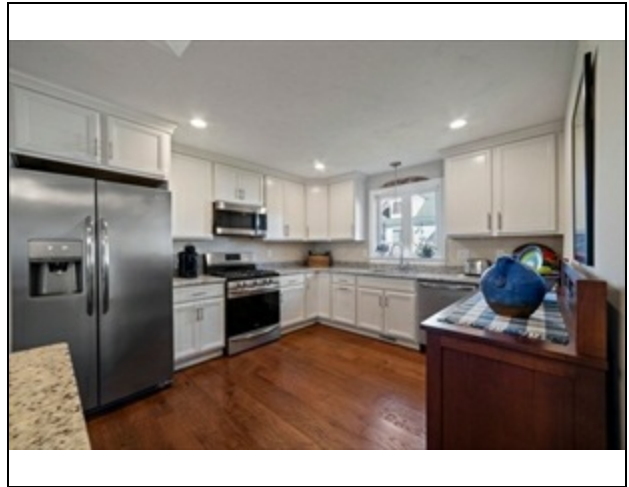
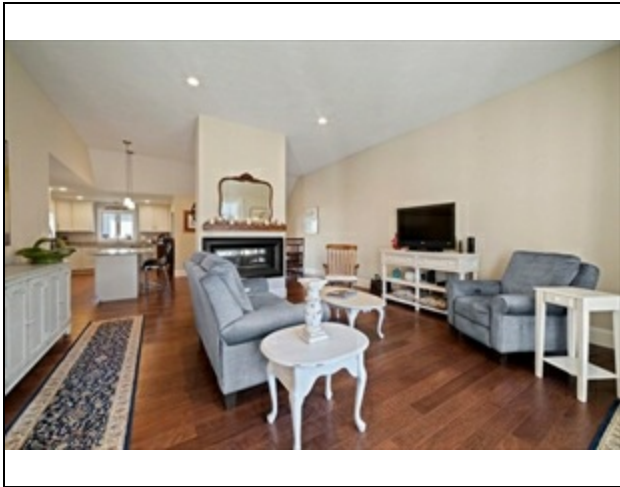
MLS # 73055357 - New
36 Lebaron Blvd U:36, Lakeville, MA 02347

Condominium - Condo
List Price: \$625,000



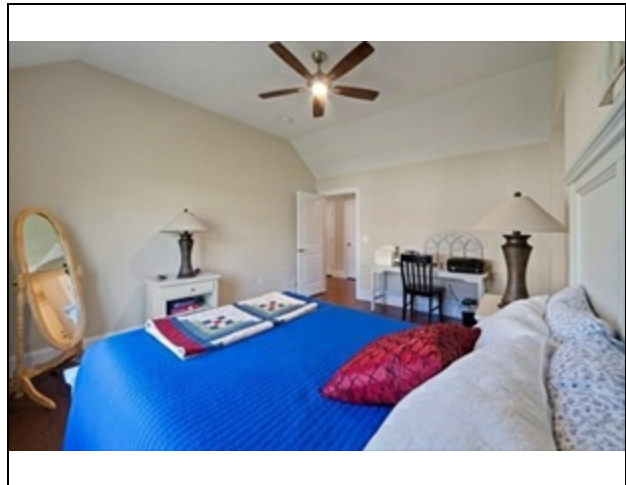
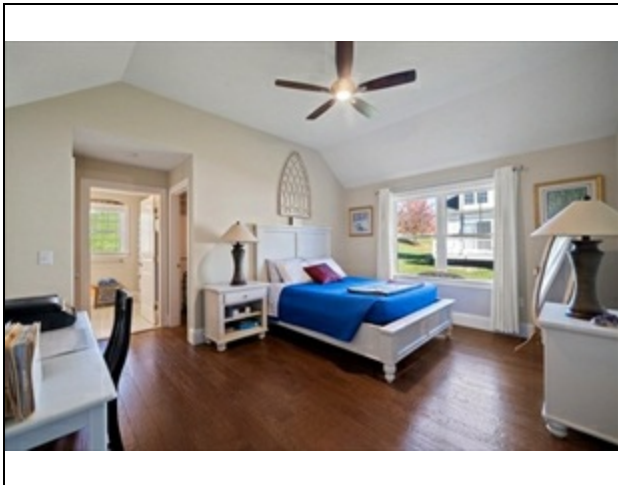
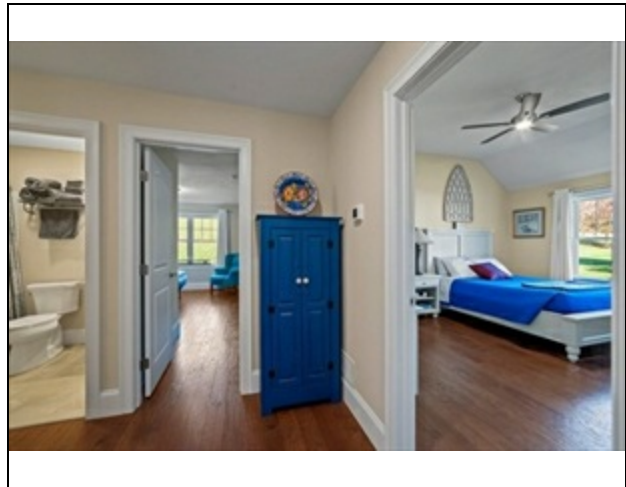
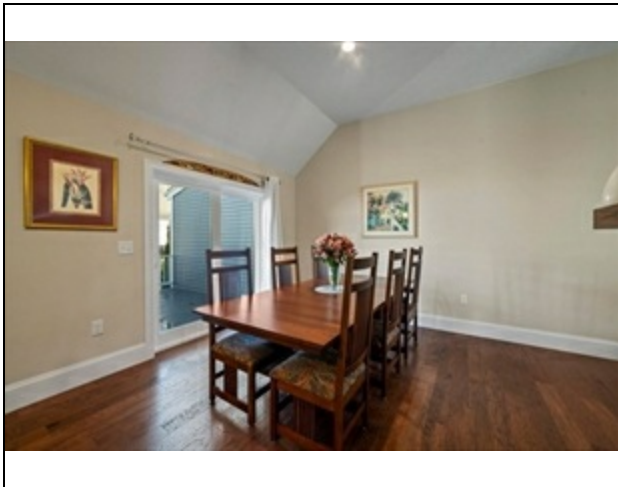
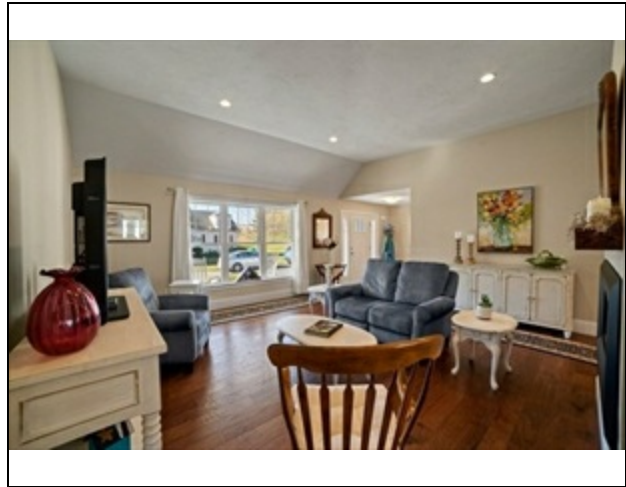
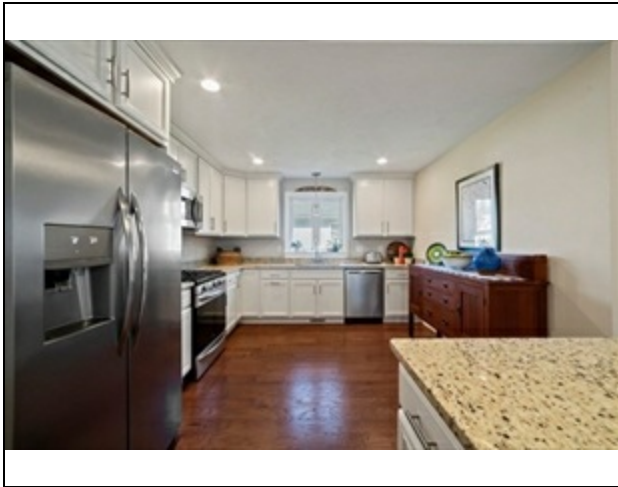
MLS # 73055357 - New
36 Lebaron Blvd U:36, Lakeville, MA 02347

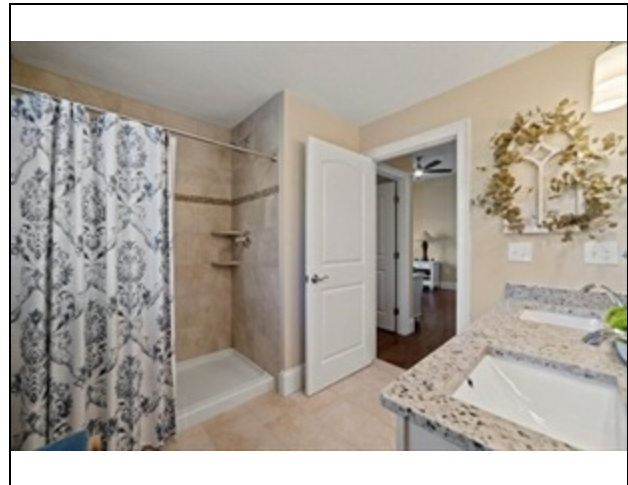
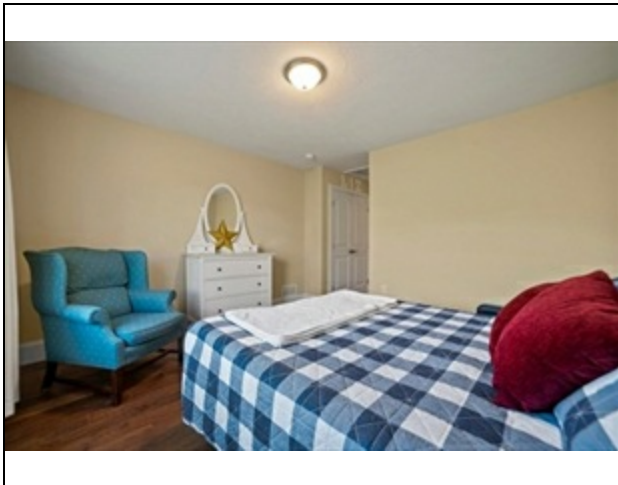
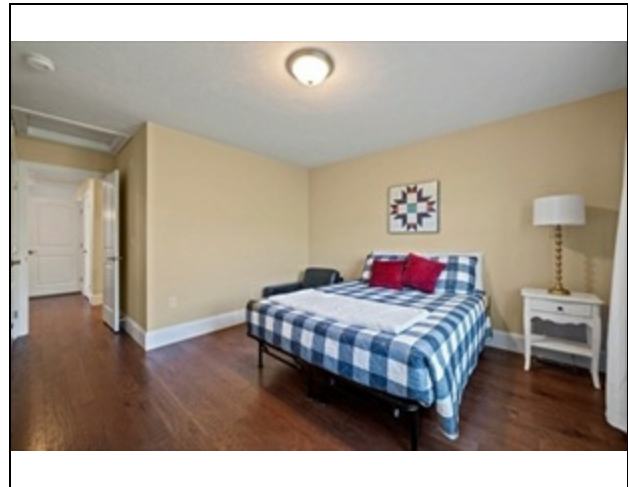
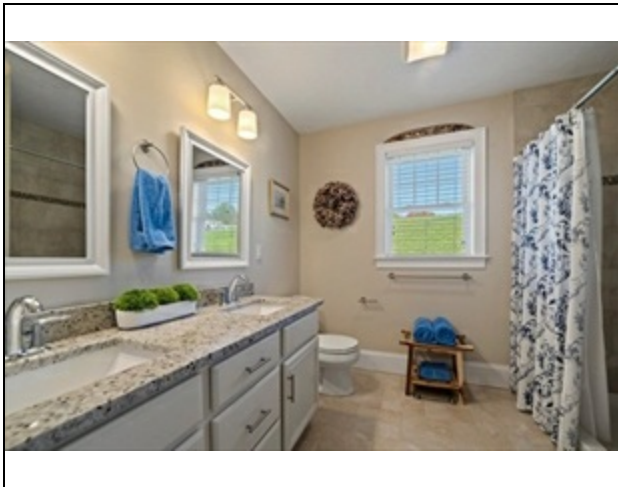
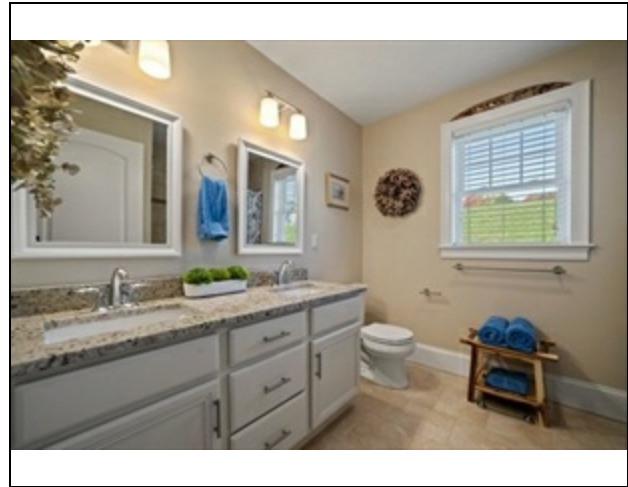
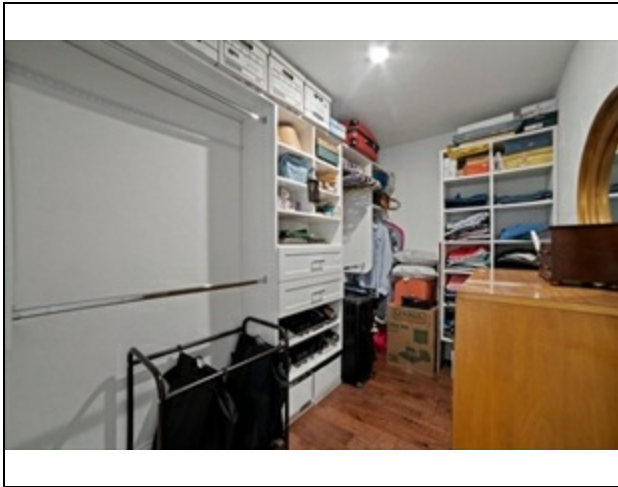
Condominium - Condo
List Price: \$625,000



MLS # 73055357 - New
36 Lebaron Blvd U:36, Lakeville, MA 02347

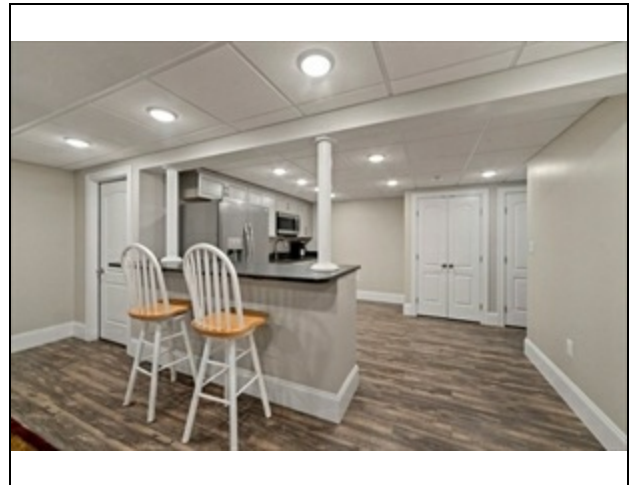
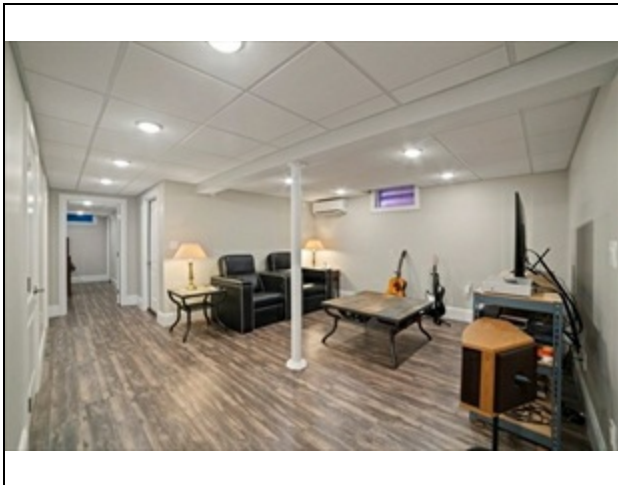
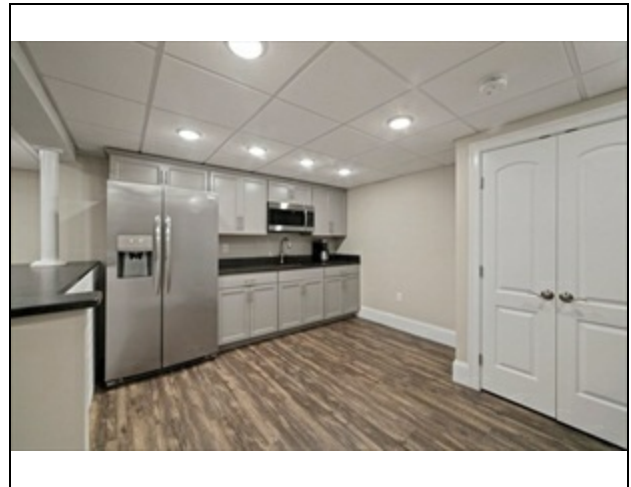
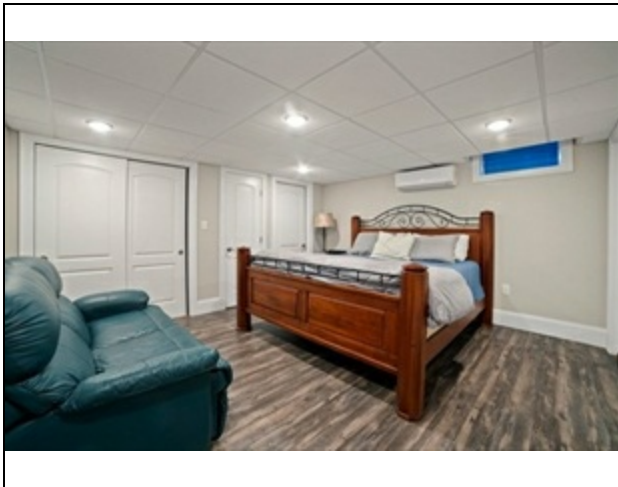
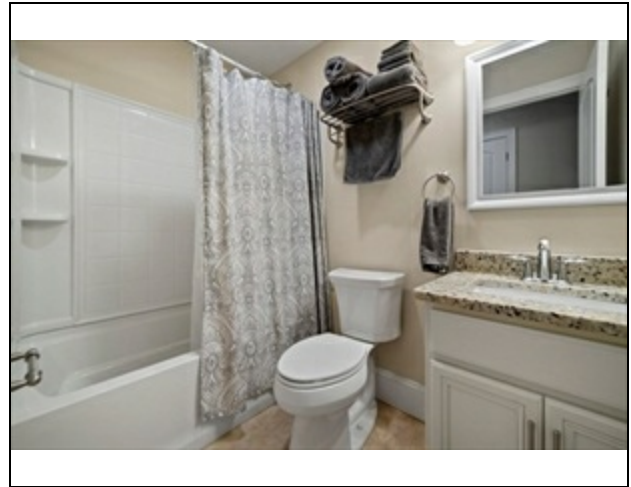
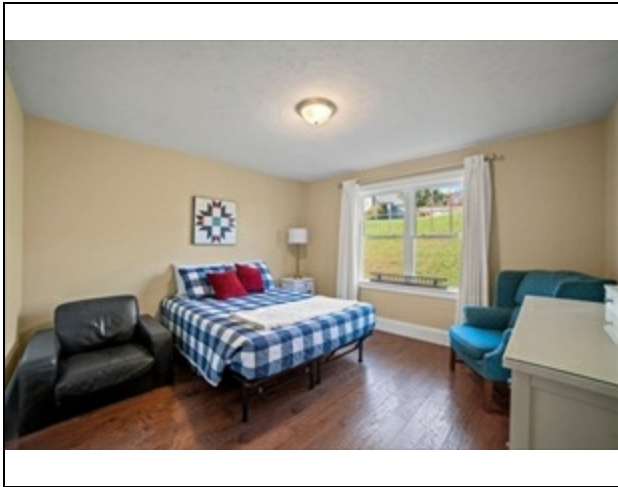
Condominium - Condo
List Price: \$625,000





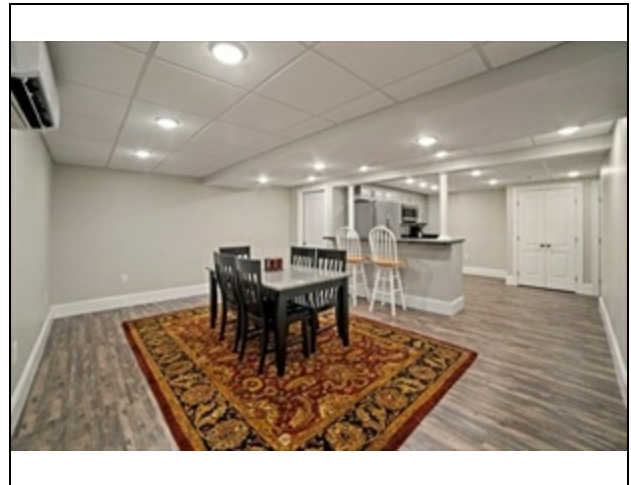
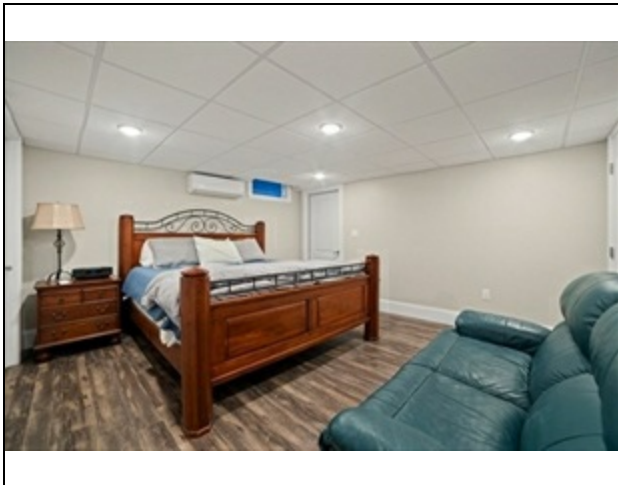
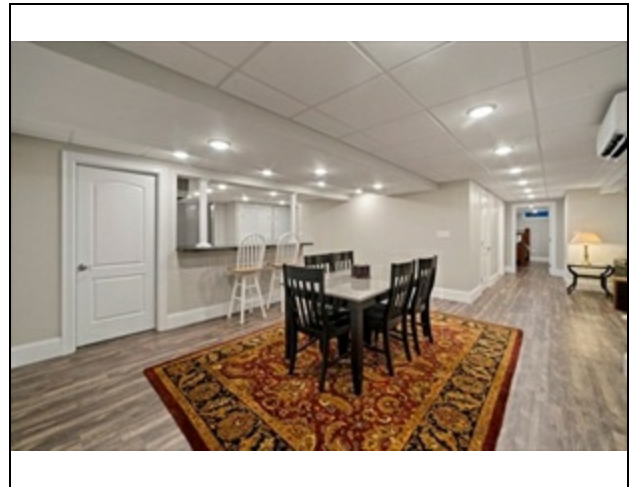
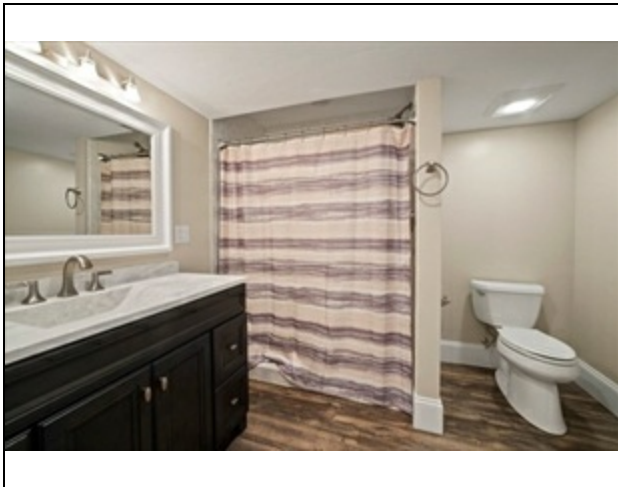
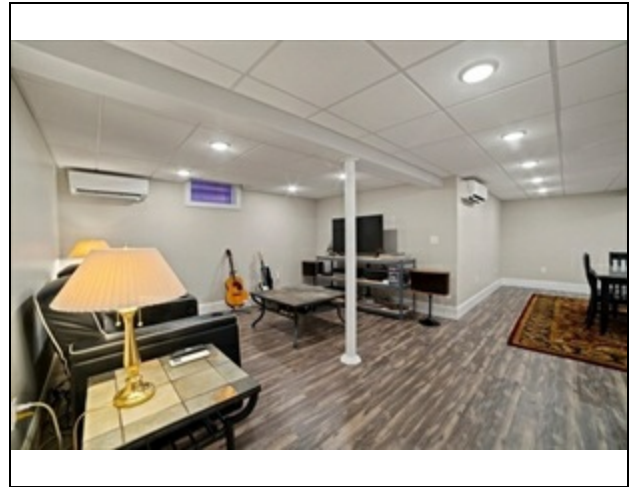
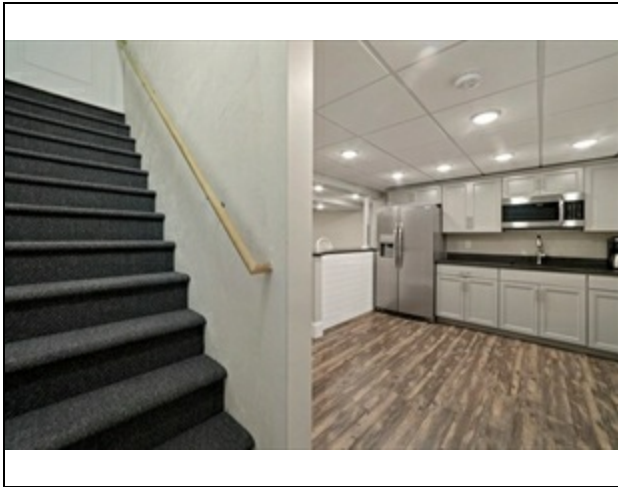
MLS # 73055357 - New
36 Lebaron Blvd U:36, Lakeville, MA 02347

Condominium - Condo
List Price: \$625,000



MLS # 73055357 - New
36 Lebaron Blvd U:36, Lakeville, MA 02347

Condominium - Condo
List Price: \$625,000



MLS # 73055357 - New
36 Lebaron Blvd U:36, Lakeville, MA 02347

Condominium - Condo
List Price: \$625,000

