

**Isobel Wilson**  
**Cell - 508 269 0509**  
**Bella Real Estate**

**MLS # 73117121 - New**  
**Single Family - Detached**



**28 Ramblewood Dr** List Price: **\$1,100,000**  
**Easton, MA 02356**  
**Bristol County**  
 Style: **Ranch** Total Rooms: **8**  
 Color: **Grey** Bedrooms: **4**  
 Grade School: Bathrooms: **2f 1h**  
 Middle School: **Easton MS** Main Bath: **Yes**  
 High School: **Oliver Ames HS** Fireplaces: **1**  
 Approx. Acres: **1.09 (47,480 SqFt)** Approx. Street Frontage:  
 Handicap Access/Features:  
 Directions: **GPS Friendly**

### Remarks

**Discover the epitome of single-level living in a mature neighborhood. This remarkable home boasts a NEW roof, high-efficiency gas heating system, and a freshly painted interior. Prepare to be WOWed from the moment you arrive, with its stunning stone front and elegant Oak 72-inch doors leading you into a tiled foyer. A light-filled living room with oak floors and a picture window awaits to the left, flowing seamlessly into the oversized family room with cathedral ceilings and access to the deck. The floor-to-ceiling fireplace adds a touch of grandeur. The updated eat-in kitchen offers abundant space, including a full island with barstools. The primary suite, tucked away for privacy, features an updated bathroom with a freestanding tub and full shower. An adjacent 8x8 room offers versatility as a walk-in closet, dressing room, or nursery. Three other well-sized bedrooms have access to the remodeled full and half bath. All this PLUS a private backyard Don't miss this incredible home!**

### Property Information

Approx. Living Area Total: **3,184 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
 Approx. Above Grade: **3,184 SqFt** Approx. Below Grade:  
 Living Area Disclosures: **Floor plan is attached**

Heat Zones: **4 Hot Water Baseboard, Gas** Cool Zones: **2 Central Air**  
 Parking Spaces: **4 Off-Street, Paved Driveway** Garage Spaces: **2 Attached**  
 Disclosures: **some windows are original & seals have failed, one AC is functional but older, and some driveway settling. Warranty for new roof is transferable**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Window(s) - Picture
Dining Room:	1		Flooring - Hardwood, Window(s) - Picture
Family Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Wall to Wall Carpet, Exterior Access, Slider
Kitchen:	1		Skylight, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Kitchen Island
Main Bedroom:	1		Bathroom - Half, Closet - Walk-in, Closet, Dressing Room
Bedroom 2:	1		Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 3:	1		Closet
Bedroom 4:	1		Closet
Laundry:	1		Closet - Linen, Deck - Exterior, Exterior Access

### Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator**  
 Area Amenities: **Swimming Pool, Walk/Jog Trails, Conservation Area**  
 Basement: **Yes Full, Interior Access, Bulkhead, Unfinished Basement**  
 Beach: **No**  
 Construction: **Frame**  
 Electric: **400 Amps**  
 Exterior: **Wood, Stone**  
 Exterior Features: **Deck, Professional Landscaping, Fenced Yard**  
 Flooring: **Wood, Tile, Wall to Wall Carpet**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Insulation: **Full**  
 Lot Description: **Corner, Fenced/Enclosed**  
 Road Type: **Public**  
 Roof Material: **Asphalt/Fiberglass Shingles**  
 Sewer Utilities: **City/Town Sewer, Private Sewerage - Title 5: Pass**  
 Terms: **Contract for Deed**

### Other Property Info

Disclosure Declaration: **Yes**  
 Exclusions:  
 Home Own Assn:  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1980** Source: **Public Record**  
 Year Built Description: **Actual, Renovated Since**  
 Year Round: **Yes**  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

### Tax Information

Pin #: **M:0003R B:0137 L:0000**  
 Assessed: **\$683,600**  
 Tax: **\$9,974** Tax Year: **2023**  
 Book: **10598** Page: **291**  
 Cert:

Water Utilities: **City/Town Water**  
 Waterfront: **No**  
 Water View: **No**

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: **Showings start on June 1st at open house**

### Firm Remarks

**Sellers would prefer a mid-August closing date**

### Market Information

Listing Date: **5/30/2023**

Days on Market: Property has been on the market for a total of **0** day(s)

Expiration Date: **11/30/2023**

Original Price: **\$1,100,000**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **0** day(s)

Office Market Time: Office has listed this property for **0** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

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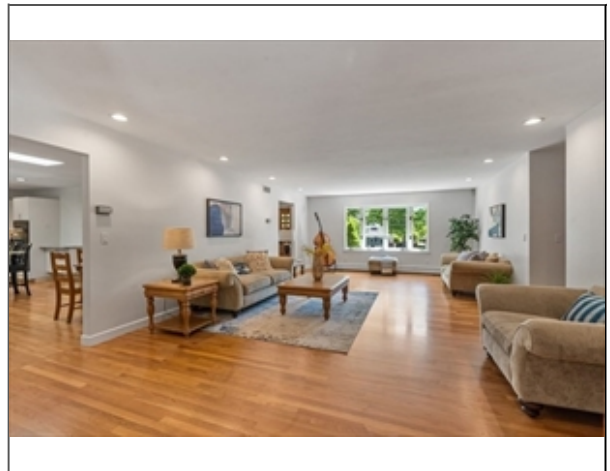
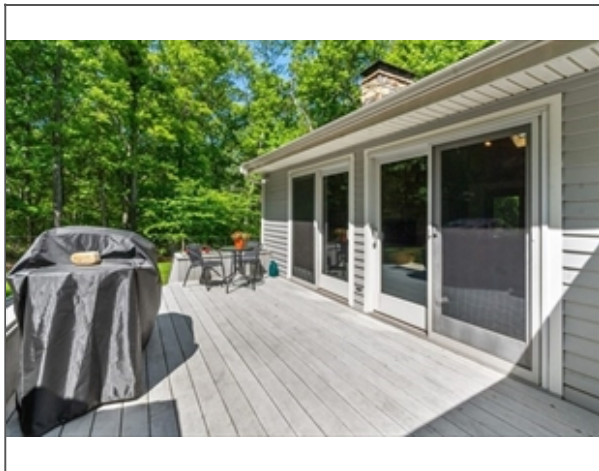
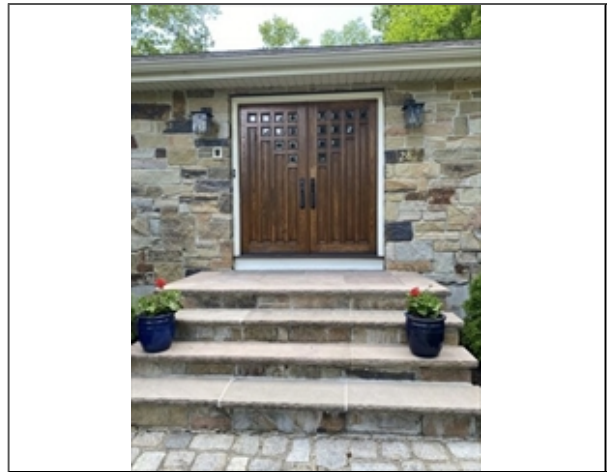
**Market History for 28 Ramblewood Dr, Easton, MA 02356**

<b>MLS #</b>	<b>Date</b>			<b>DOM</b>	<b>DTO</b>	<b>Price</b>
73117121	5/30/2023	Listed for <b>\$1,100,000</b>	Isobel Wilson	0		\$1,100,000
<b>Market History for Bella Real Estate (AN6374)</b>				<b>0</b>		
<b>Market History for this property</b>				<b>0</b>		

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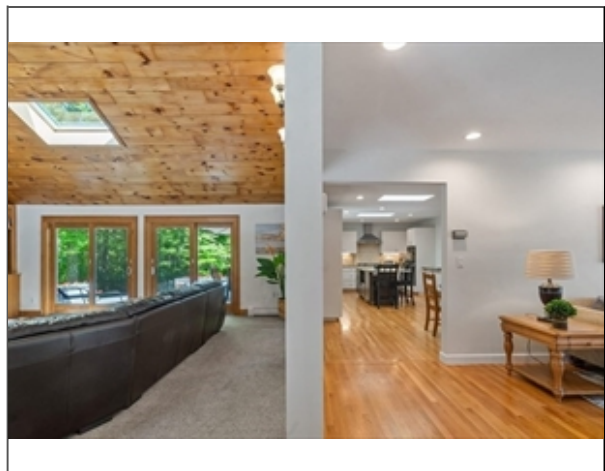
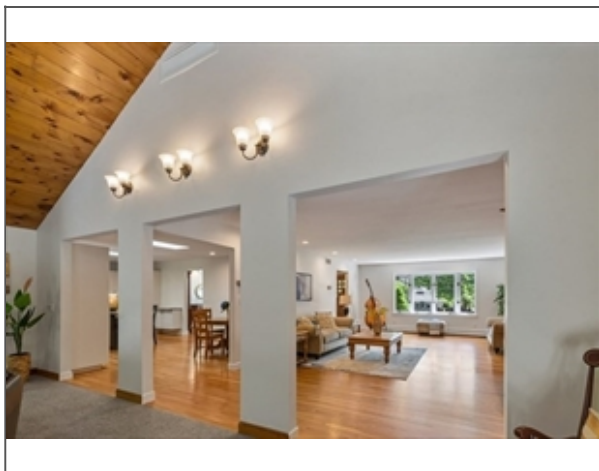
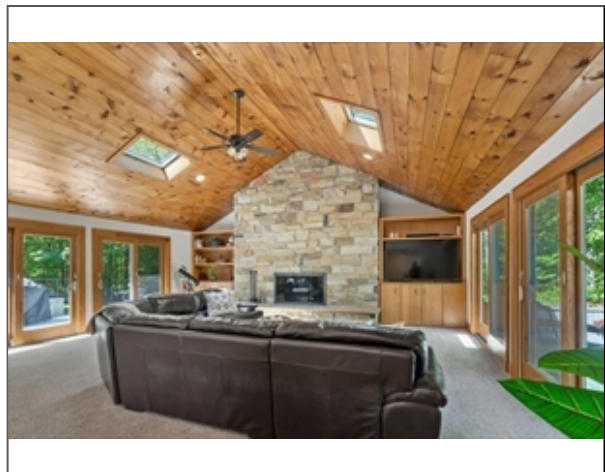
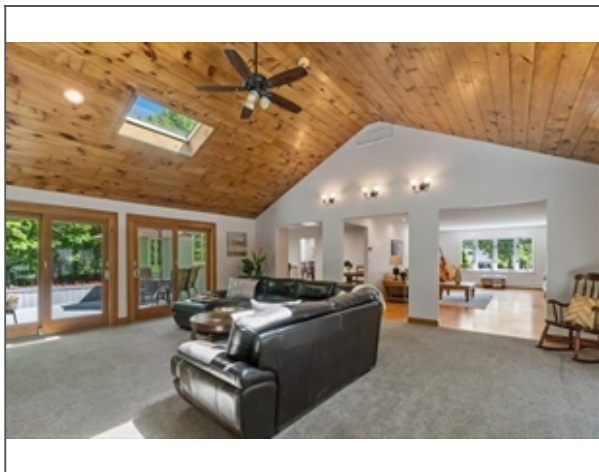
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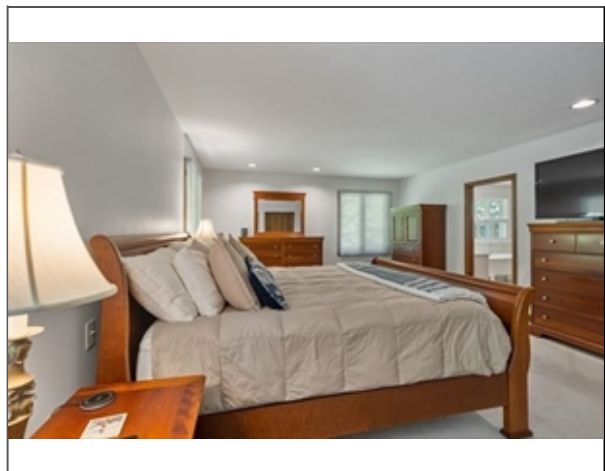
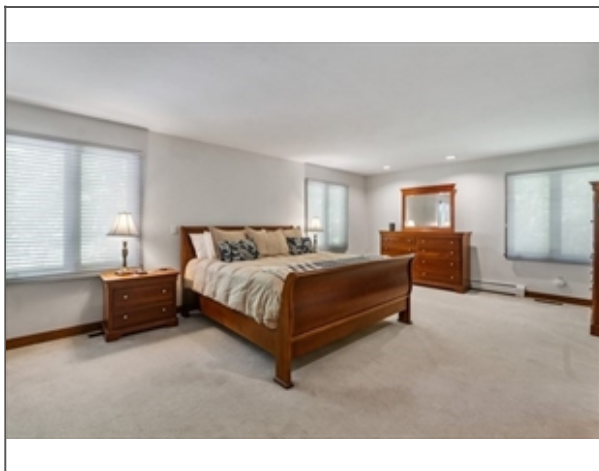
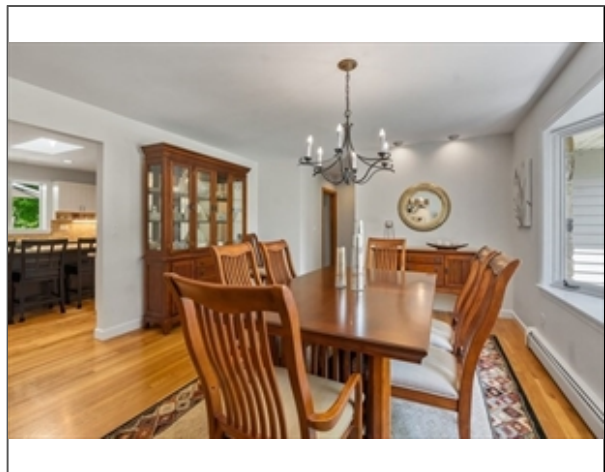
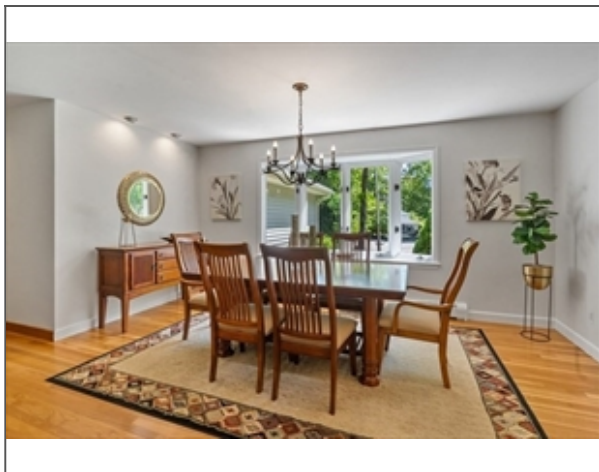
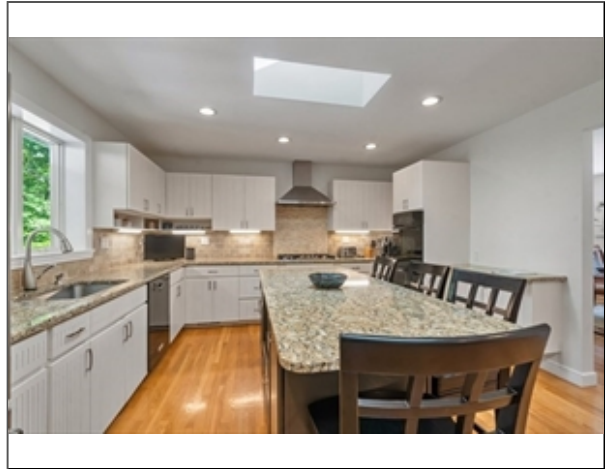
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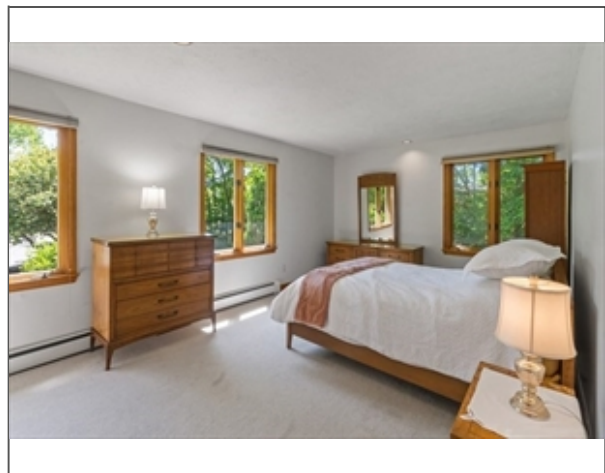
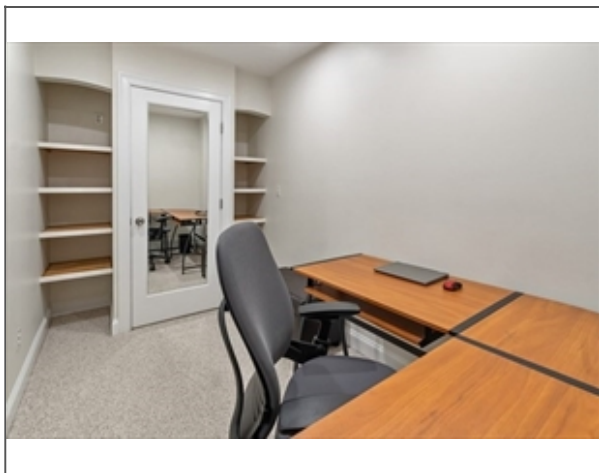
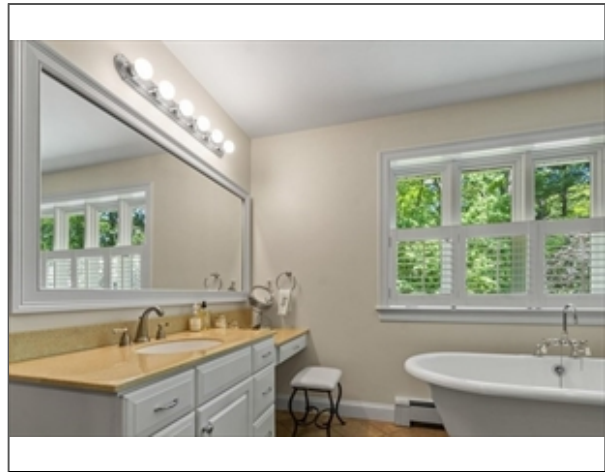
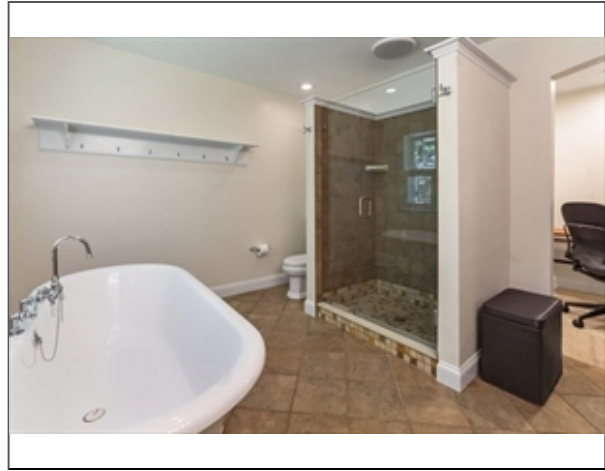
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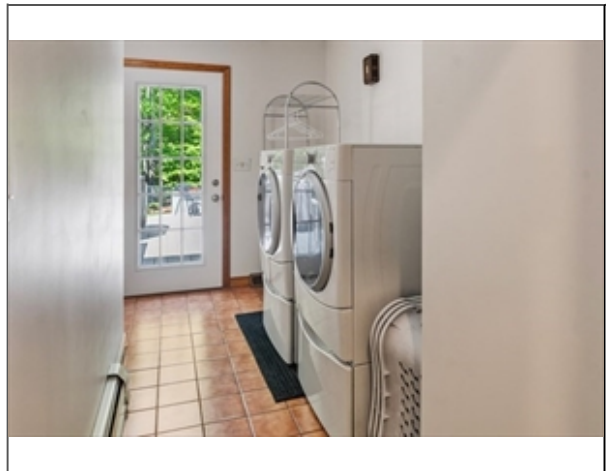
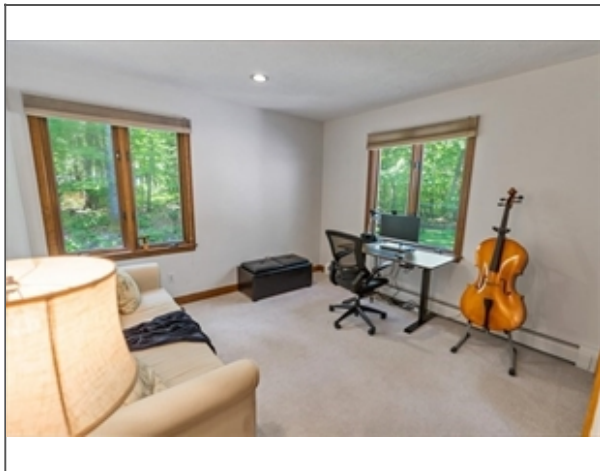
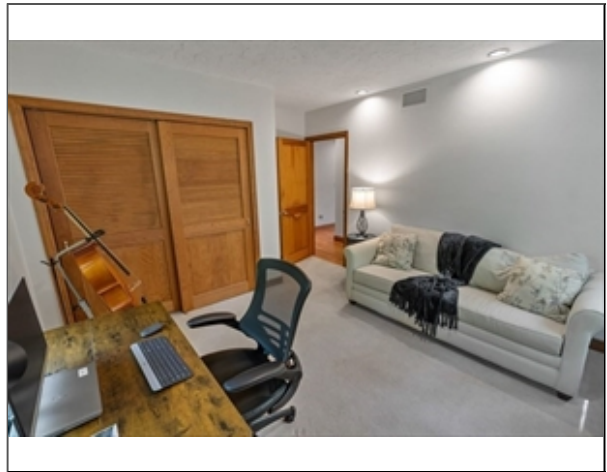
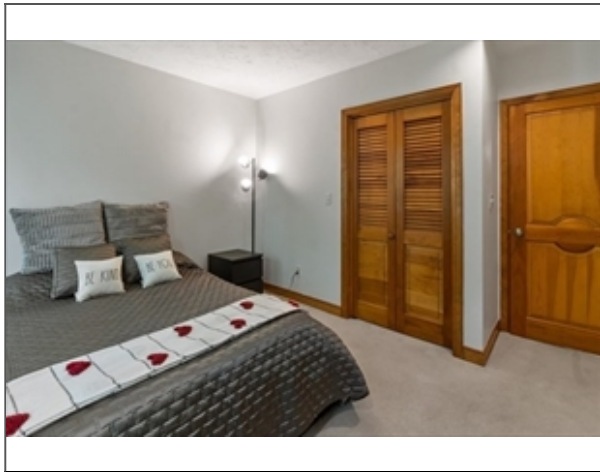
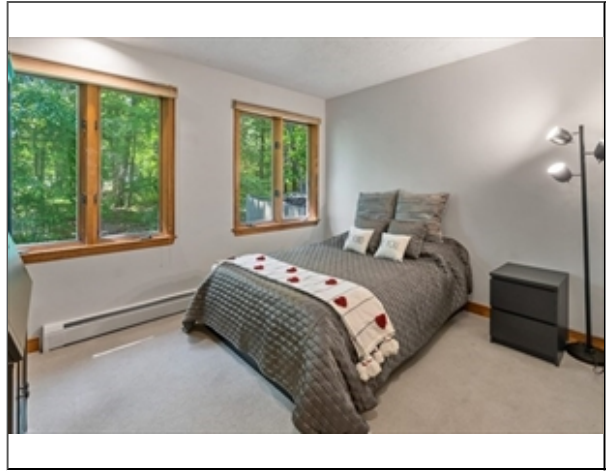
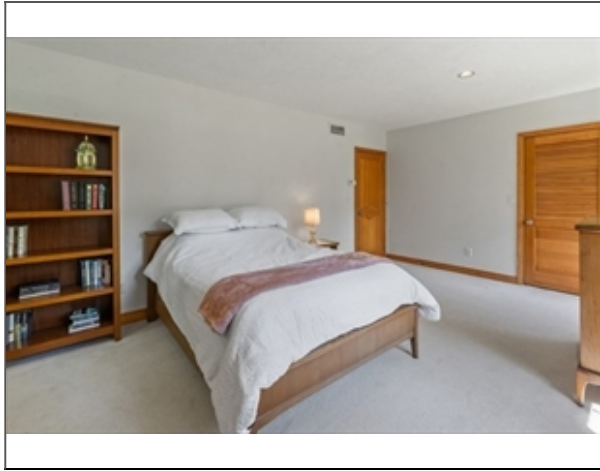
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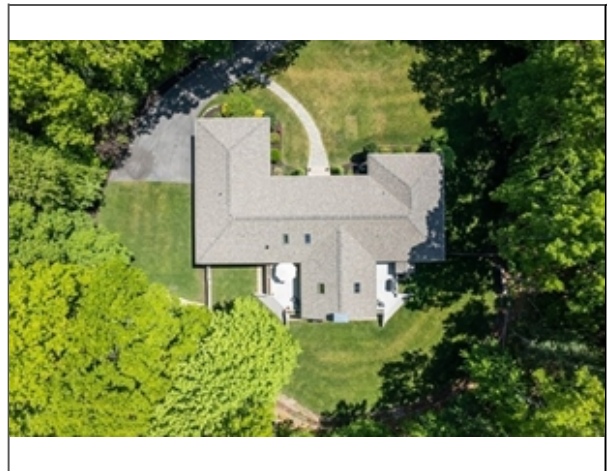
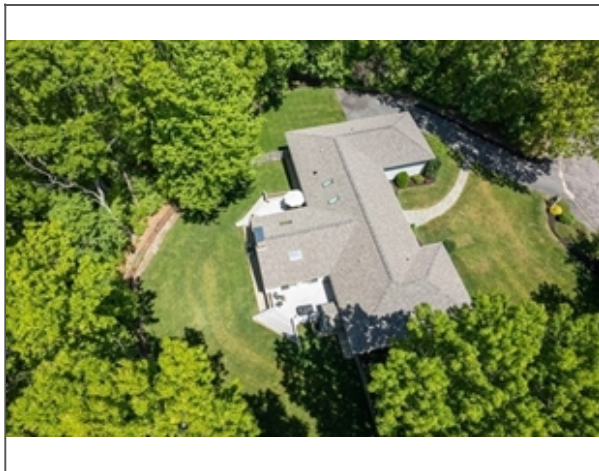
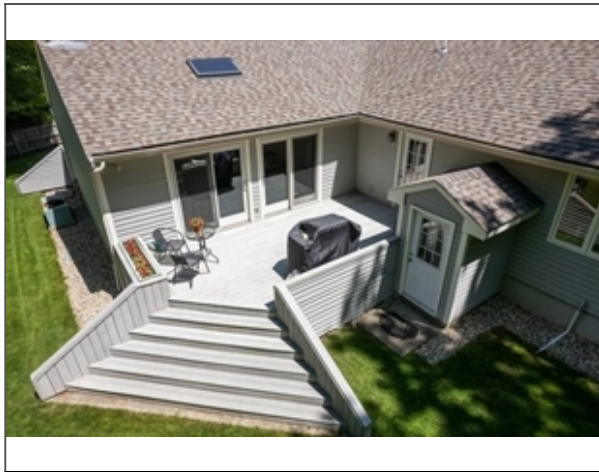
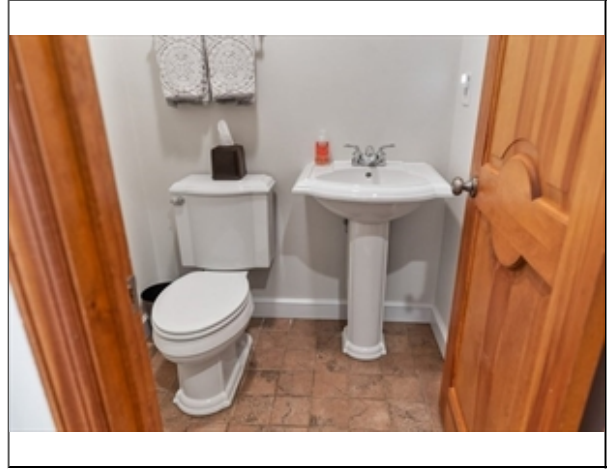
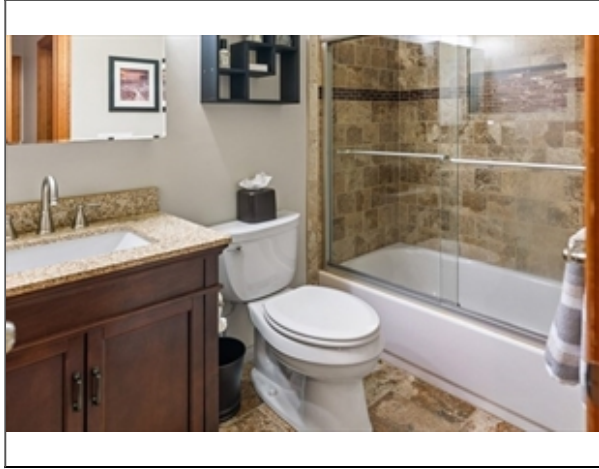


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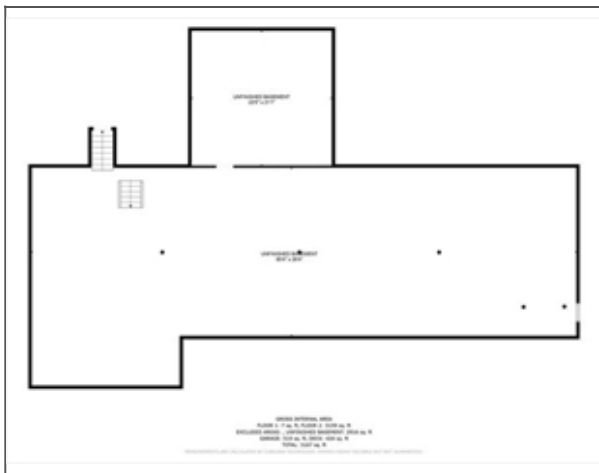
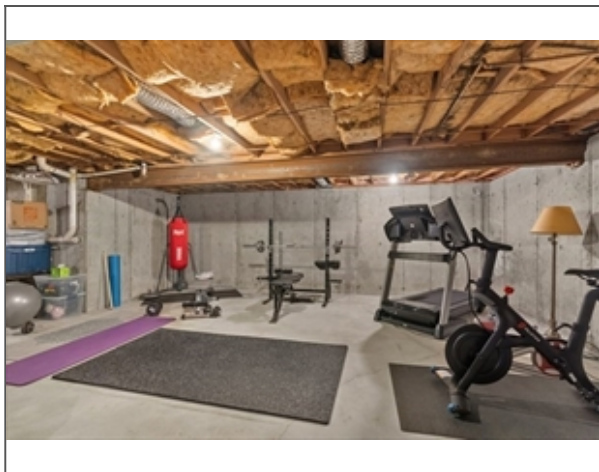
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