

**176 Larson Rd
Stoughton, MA 02072
Single Family**

MLS #: **73047747** Status: **Active**
List Price: **\$595,000**
List Date: **10/13/2022**
Area: Off Market Date:
List\$/Sq. Ft.: **\$337.68**
Days on Market (Total): **5** Days on Market (Office): **5**



Property Features

Rooms: **6** Style: **Multi-Level**
Bedrooms: **3** Type: **Detached**
Baths: **2f 0h** Approx. Acres: **0.66 (28,863 SqFt)**
Main Bath: Approx. Living Area Total: **1,762 SqFt**
Fireplaces: **1** Living Area Includes Below-Grade SqFt: **No**
Year Built: **1965** Approx. Above Grade: **1,762 SqFt**
Color: Approx. Below Grade: **276 SqFt**
Garage: **1 Attached**
Parking: **2 Off-Street**
Handicap Access/Features:
Foundation: **Poured Concrete**

Room Descriptions

Room	Level	Size	Features
Living Room:	2	22X17	Flooring - Hardwood
Dining Room:	2	11X11	Flooring - Hardwood
Family Room:	1	23X30	-
Kitchen:	2	12X11	-
Main Bedroom:	2	16X12	Flooring - Hardwood
Bedroom 2:	2	10X10	Flooring - Hardwood
Bedroom 3:	2	11X12	Flooring - Hardwood
Bath 1:	2	-	-
Bath 2:	1	-	-
Laundry:	B	-	-
Bonus Room:	B	-	-

Features & Other Information

Appliances: **Dishwasher, Microwave, Refrigerator**
Area Amenities: **Shopping, Highway Access**
Basement: **Yes Walk Out, Interior Access**
Cooling: **Central Air**
Exclusions:
Exterior Features: **Deck - Wood, Patio, Fenced Yard**
Heating: **Oil**
Lead Paint: **Unknown**
Living Area Disclosures: **Buyer to confirm square footage**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Remarks

Looking for a home with a large private yard, in a quiet cul de sac, yet close to highways and commuter routes? Somewhere you can expand your love to cook and entertain? Then look NO FURTHER. The beautiful kitchen has been enhanced by the addition of a SS smart fridge & new SS double oven (2020). There are glossy granite counters, a brand-new SS dishwasher & newer SS microwave. As well as an eat-in peninsula, the kitchen opens to the formal dining area with a slider to the oversized deck which has an area to build in your grill & more. The hardwood floors throughout the main living area & bedrooms have recently been stained and refinished. Spend cozy fall nights around the wood-burning fireplace or in the entertaining space on the first level with a large family room, a wet bar, and access to a secondary patio area. The 2nd full bath is on this level too. Walk down a few stairs to an additional home office /playroom & the laundry area! One car garage with remote & newly sealed driveway

Tax Information

2022 Taxes: \$6,725.15 Assessment: **\$466,700**
Pin #:

Cert: Zoning Code: **RB**
Map: Block: Lot: Book: **0** Page: **0**

Compensation

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

Listing Information

Directions: **Off Central**
Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$595,000**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Showings start at first open house Oct 15th**

Firm Remarks: **In the event of a multiple offer situation, a deadline will be set. Please send all offers to - admin@mybellarealestate.com (Include MLS attachments such as lead disclosure, no buyer love letters. A cover sheet is attached for your convenience) Allow 48hrs for a response**

Disclosures: **Several floor tiles on first floor/family room area are chipped. 3rd bedroom is currently used as a 2nd home office**

Listing Office: **Bella Real Estate**  **(508) 269-0509**

Listing Agent: **Isobel Wilson**  **(508) 269-0509**

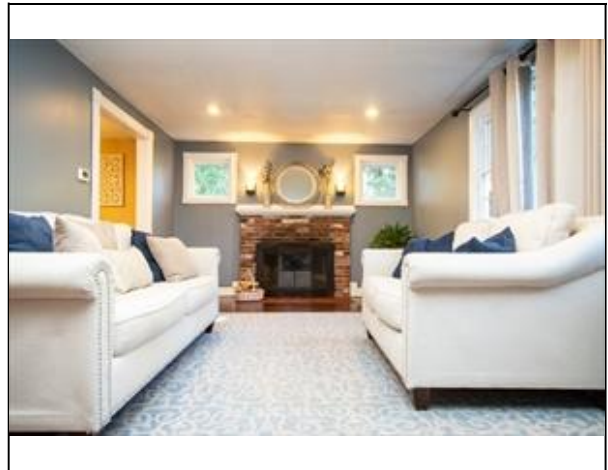
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Market History for 176 Larson Rd, Stoughton, MA 02072

MLS #	Date			DOM	DTO	Price
73047747	10/13/2022	Listed for \$595,000	Isobel Wilson	5		\$595,000
Market History for Bella Real Estate (AN6374)				5		
Market History for this property				5		

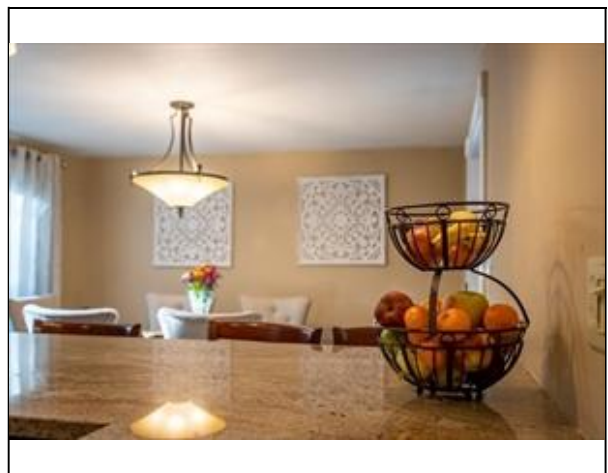
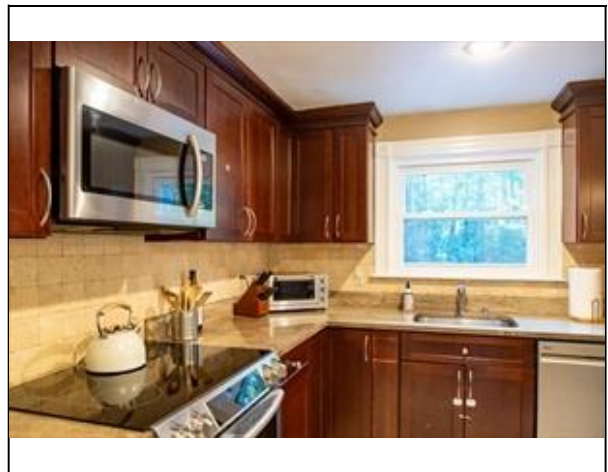
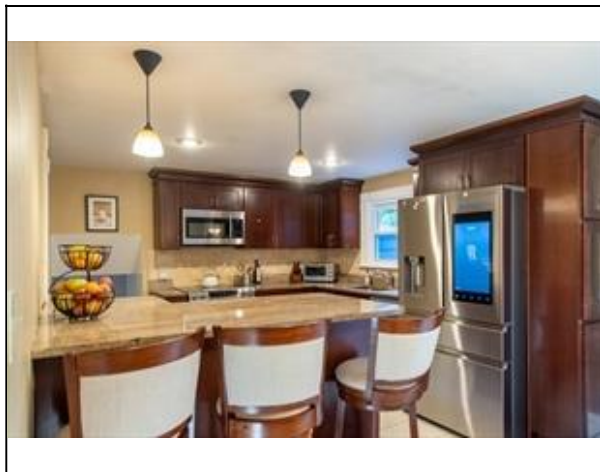
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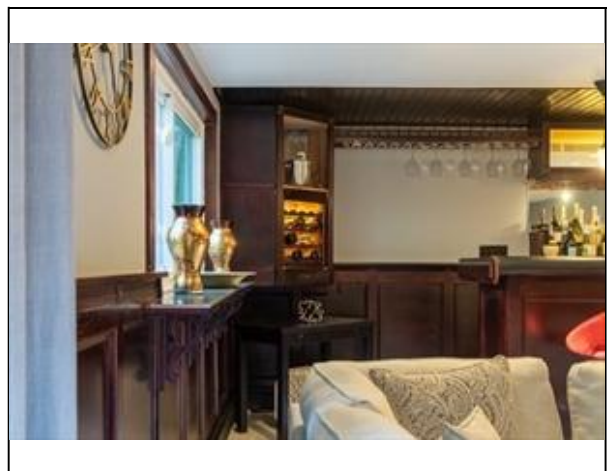
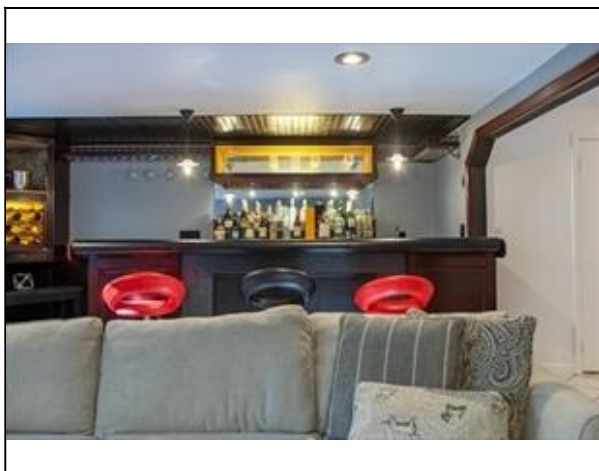
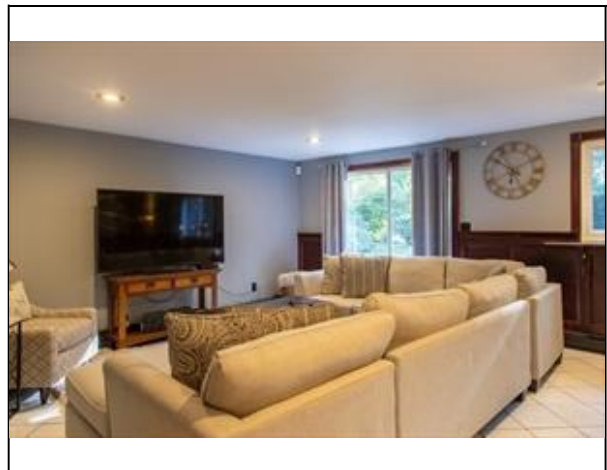
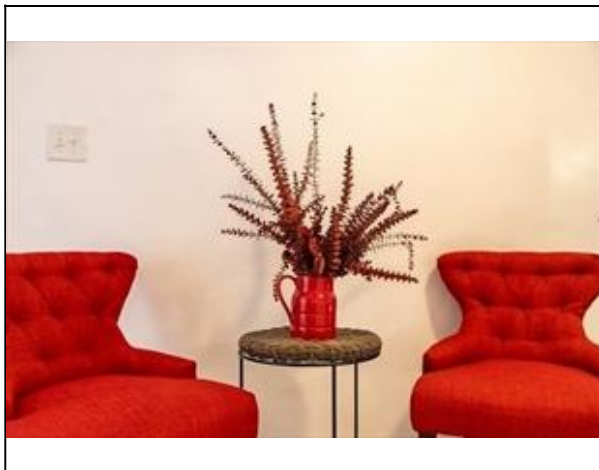
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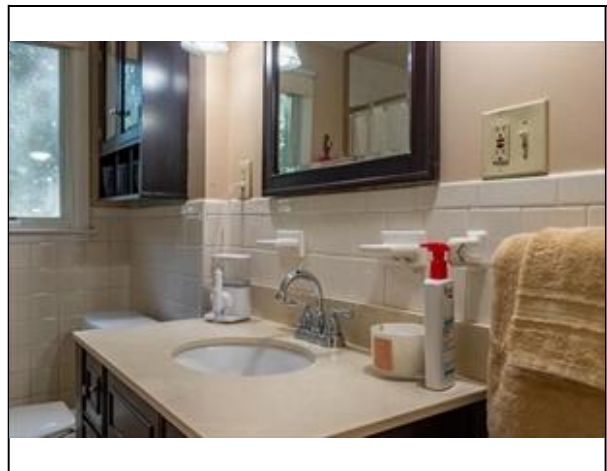
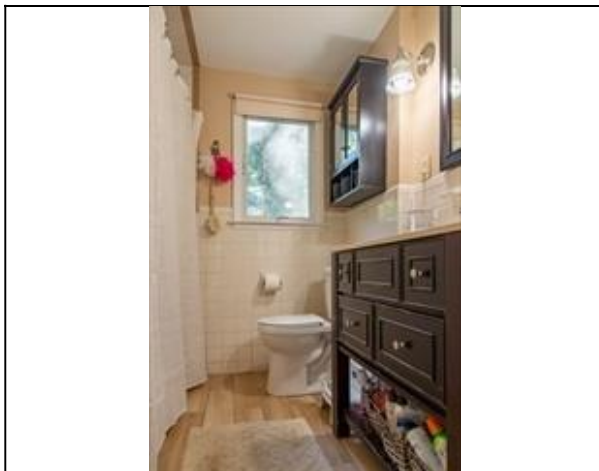
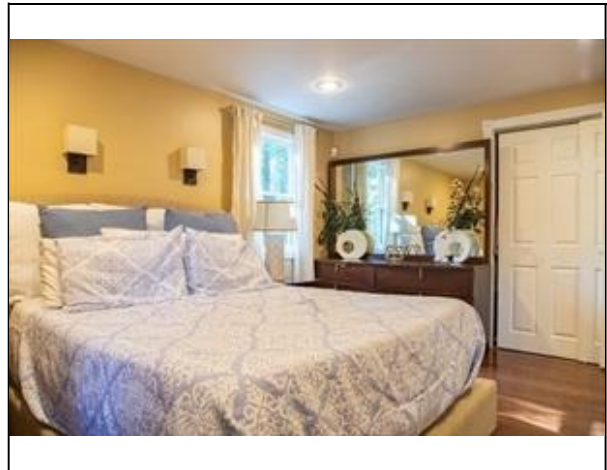
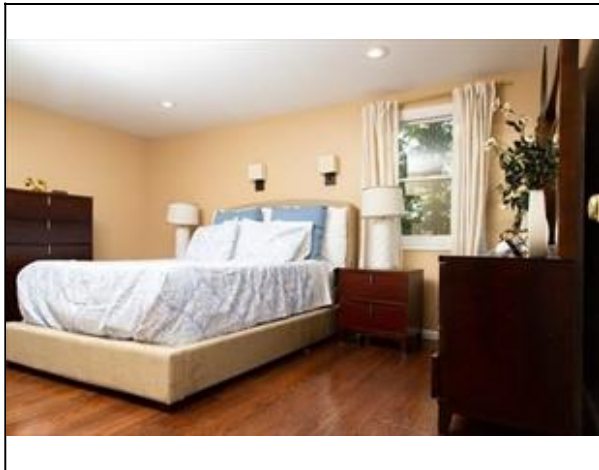
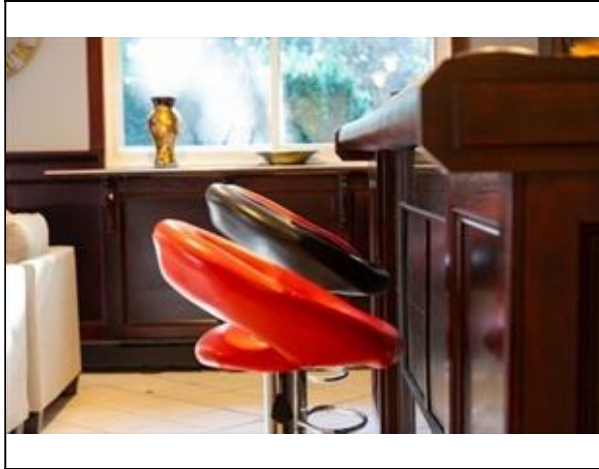
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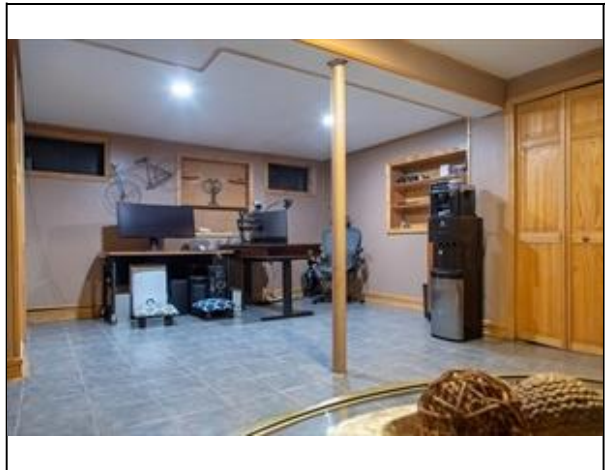
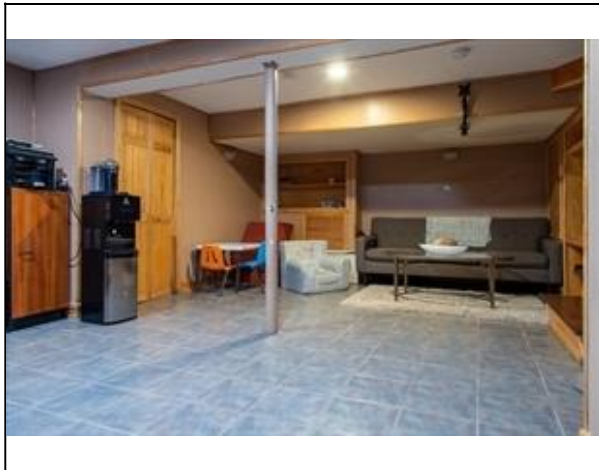
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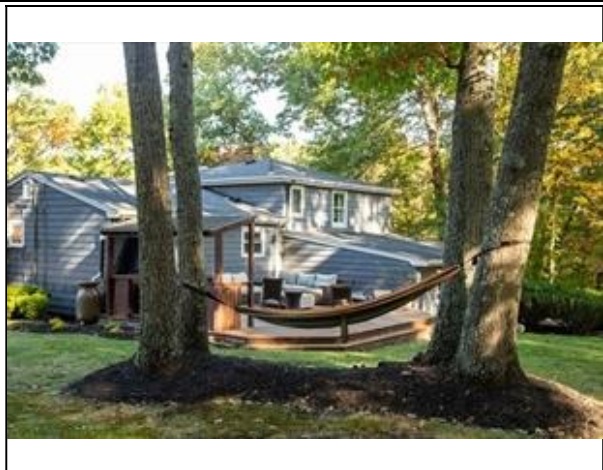
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