



MLS # 73122228 - Under Agreement  
Single Family - Detached

104 Central Street  
Easton, MA 02375  
Bristol County  
Style: Cottage, Bungalow  
Color:  
Grade School:  
Middle School:  
High School:  
Approx. Acres: 0.32 (13,939 SqFt)  
Handicap Access/Features:  
Directions: GPs friendly address

List Price: \$435,000

Total Rooms: 5  
Bedrooms: 2  
Bathrooms: 1f 0h  
Main Bath:  
Fireplaces: 0  
Approx. Street Frontage:

### Remarks

Introducing a charming 2-bed, 1-bath cottage bungalow! The home offers an open-concept living room/dining room area. With hardwood floors that flow through to the two bedrooms (each with large closets). The kitchen has granite counters, SS appliances, ample storage & overlooks the gorgeous back deck and fully fenced yard. The versatile walk-up attic gives you many options for office/playroom/storage. In addition to the interior features, this property boasts a one-car detached garage for extra storage options & plenty of off-street parking. The large fully fenced backyard offers privacy and a safe space for outdoor activities, gardening, or simply enjoying the fresh air. The front porch and covered back deck provide the perfect spots to sip your morning coffee or relax with a good book.

### Property Information

Approx. Living Area Total: 939 SqFt  
Approx. Above Grade: 939 SqFt  
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: No  
Approx. Below Grade:

Living Area Source: Public Record

Heat Zones: Oil

Cool Zones: None

Parking Spaces: 3 Off-Street

Garage Spaces: 1 Detached

Disclosures: Some peeling paint on porch/decks. Property being sold "as is". Buyer to conduct own due diligence

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Deck - Exterior, Exterior Access, Stainless Steel Appliances
Main Bedroom:	1		Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Laundry:	B		-
Bonus Room:			-

### Features

Appliances: Range, Dishwasher, Refrigerator

Basement: Yes Full, Walk Out, Interior Access, Sump Pump, Radon Remediation System, Unfinished Basement

Beach: No

Exterior Features: Porch, Covered Patio/Deck, Fenced Yard

Foundation Size:

Foundation Description: Fieldstone

Lot Description: Fenced/Enclosed, Level

Sewer Utilities: Private Sewerage - Title 5: Pass

Terms: Contract for Deed

Water Utilities: City/Town Water

Waterfront: No

### Other Property Info

Disclosure Declaration: No

Exclusions:

Home Own Assn:

Lead Paint: Unknown

UFFI: Warranty Features:

Year Built: 1930 Source: Public Record

Year Built Description: Actual, Renovated Since

Year Round:

Short Sale w/Lndr. App. Req: No

Lender Owned: No

### Tax Information

Pin #:

Assessed: \$348,300

Tax: \$5,082 Tax Year: 2023

Book: 16167 Page: 43

Cert:

Zoning Code: .

Map: Block: Lot:

### Compensation

Sub-Agent: Not Offered Buyer Agent: 2.5%

Facilitator: TBN

Compensation Based On: Gross/Full 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, Accompanied Showings

Showing: Facilitator: Call List Agent, Accompanied Showings

Special Showing Instructions: Private showings available by appointment

### Firm Remarks

The seller would prefer a closing date of August 7th or an early close with U&O until that date. Buyer personal letters will not be presented

### Market Information

Listing Date: 6/8/2023

Days on Market: Property has been on the market for a total of 18 day(s)

Expiration Date:

Original Price: \$435,000

Off Market Date: 6/26/2023

Ant. Sale Date: 8/4/2023

Offer Date: 6/13/2023 Days to Offer: 5

Listing Market Time: MLS# has been on for 18 day(s)

Office Market Time: Office has listed this property for 18 day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

















