



MLS # 73258037 - New
Single Family - Detached

52 Lincoln Street
Easton, MA 02356
Bristol County

Style: **Colonial**

Color:

Grade School:

Middle School:

High School:

Approx. Acres: **0.74 (32,111 SqFt)**

Handicap Access/Features:

Directions: **GPS friendly address**

List Price: **\$675,000**

Total Rooms: **6**

Bedrooms: **3**

Bathrooms: **2f 0h**

Main Bath: **No**

Fireplaces: **0**

Approx. Street Frontage:

Every detail has been taken care of in this "to the studs" renovation. NEW kitchen, quartz counters, Stainless steel appliances. New flooring throughout & NEW bathrooms & laundry. NEW windows, roof, insulation, septic system, natural gas heating system, central air & electrical system! The plot has been cleared, a new fence added & NEW trees along the rightside property line. NEW granite front stairs & plantings around the home PLUS a HUGE, level backyard with a woodchipped area along the rear property line and a NEW driveway with turning curve. This beautiful home is situated close to the Easton Town Pool, Frothingham Park, Ames Free Library and notable restaurants at The Farmers Daughter & La Cucina.

Property Information

Approx. Living Area Total: **1,272 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Public Record**

Approx. Above Grade: **1,272 SqFt**

Approx. Below Grade:

Living Area Disclosures: **Buyer/buyer agent should conduct their own due diligence**

Heat Zones: **1 Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **6 Off-Street, Improved Driveway**

Garage Spaces: **0**

Disclosures: **Seller has never occupied property. A certificate of compliance for the new septic & certificate of occupancy for the renovation will be provided prior to closing. Yard will be seeded. Some plumbing & other work is still being completed. Exterior shots to follow**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	-	-
Dining Room:	1	-	-
Kitchen:	1	-	Countertops - Stone/Granite/Solid, Kitchen Island, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	2	-	Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	2	-	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	2	-	Closet, Flooring - Wall to Wall Carpet
Bath 1:	1	-	Bathroom - Full, Bathroom - Tiled With Shower Stall
Bath 2:	2	-	Bathroom - Tiled With Tub & Shower
Laundry:	1	-	-

Features

Appliances: **Range, Dishwasher, Microwave**

Area Amenities: **Shopping, Swimming Pool, Park, Walk/Jog Trails**

Basement: **Yes Interior Access, Bulkhead, Unfinished Basement**

Beach: **No**

Electric: **200 Amps**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood**

Foundation Size:

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tankless**

Lot Description: **Cleared**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**

Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**

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: **1900** 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: **\$455,300**

Tax: **\$6,078** Tax Year: **2024**

Book: **28721** Page: **250**

Cert:

Zoning Code: .

Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **0**

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, Accompanied Showings**

Showing: Facilitator: **Call List Agent, Accompanied Showings**

Special Showing Instructions: **New driveway being installed 6/25. Showings start on Saturday June 29th at Open House.**

Firm Remarks

Seller has not occupied the property. Ask listing agents about remaining work that will be completed prior to closing. Showings start at open house on Saturday. Private showings can be scheduled for Monday July 1st. Offers due by 1pm July 2nd. Offer packets should be sent to - Isobelsellshomes@gmail.com Depositlink is available for EMD - do not send checks. Buyer personal notes will NOT be presented.

Market Information

Listing Date: **6/27/2024**

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

Expiration Date:

Original Price: **\$675,000**

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 52 Lincoln Street, Easton, MA 02356

MLS #	Date			DOM	DTO	Price
73258037	6/27/2024	Listed for	\$675,000	Isobel Wilson	0	\$675,000
Market History for Bella Real Estate (AN6374)				0		
Market History for this property				0		

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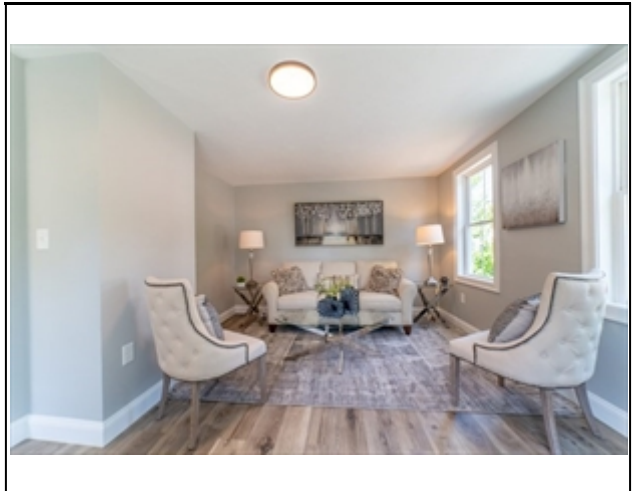
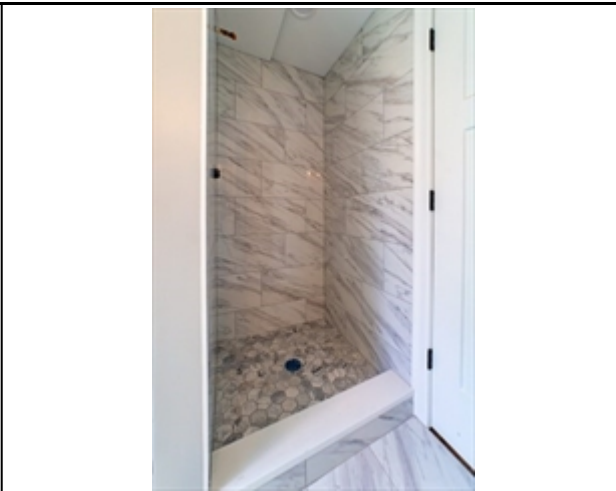
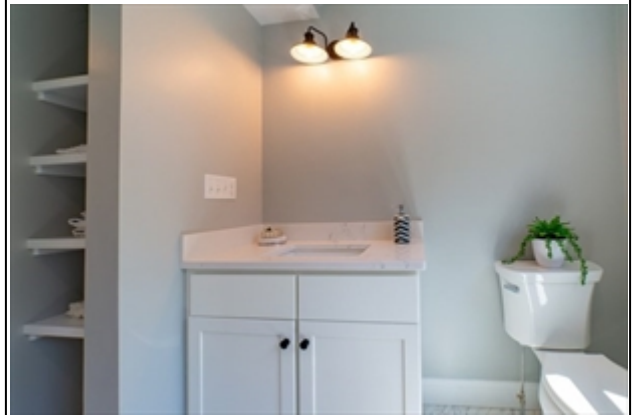
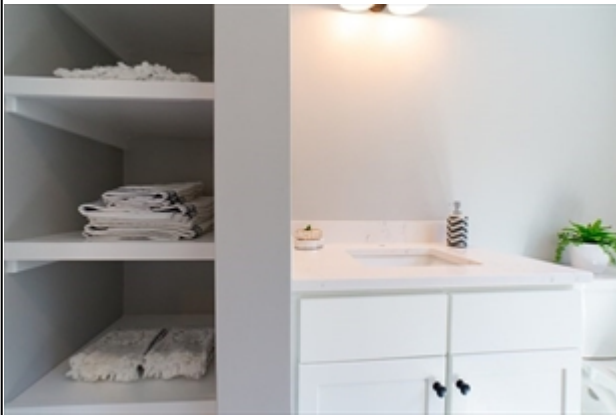
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List Price: \$675,000



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Bedroom - Main



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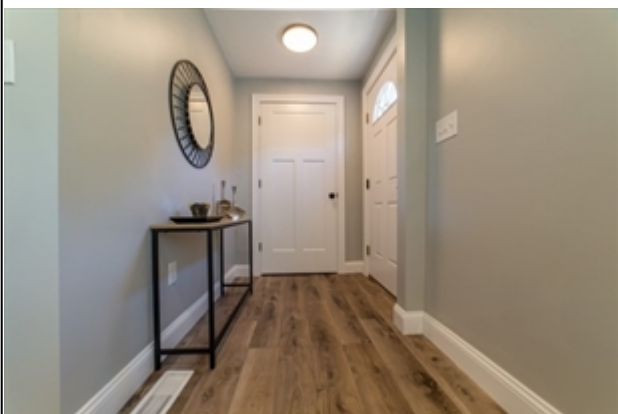
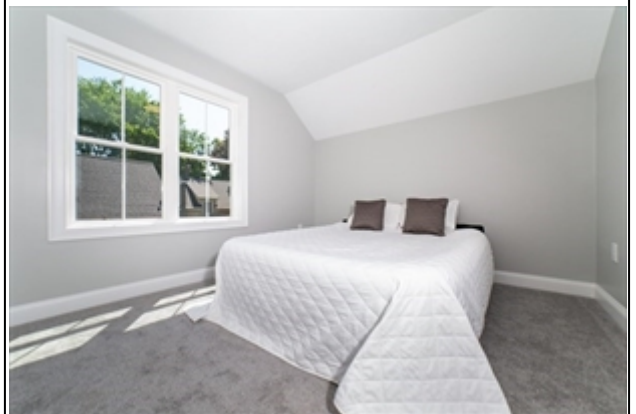
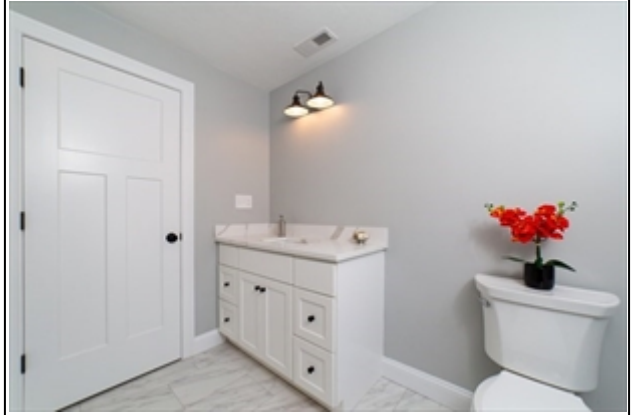
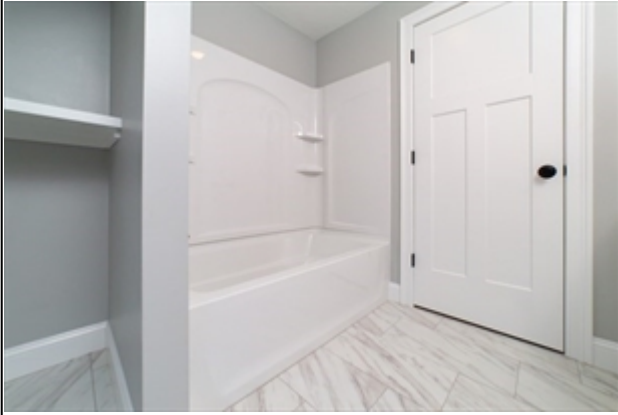


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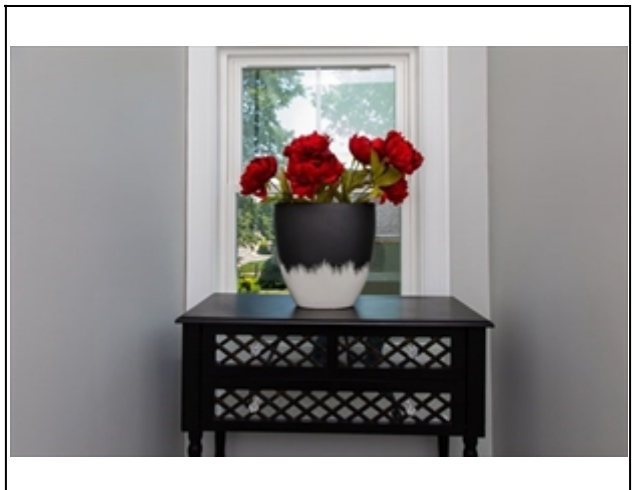
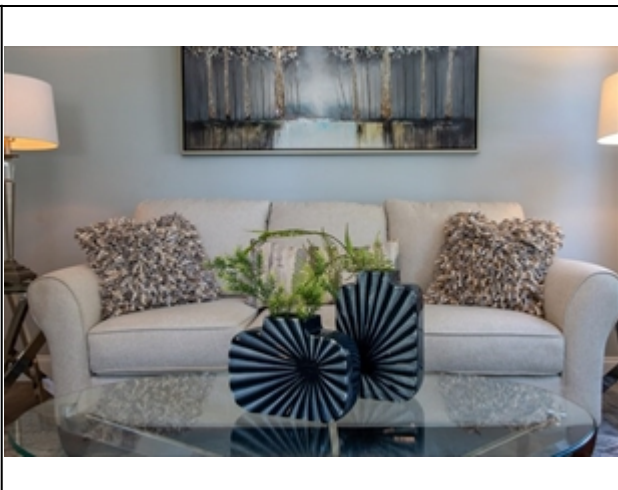
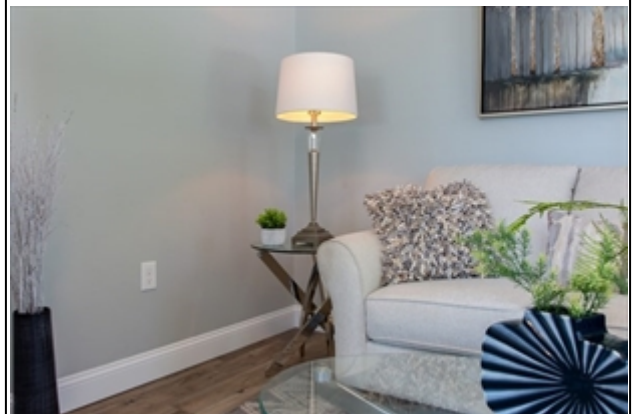
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Isobel Wilson
Cell - 508-269-0509
Bella Real Estate