

MLS # 73219996 - New
Single Family - Detached



8 Nutmeg Lane
Easton, MA 02375
Bristol County
Style: Colonial
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.38 (16,475 SqFt)**
Handicap Access/Features:
Directions: **GPS friendly address - off r138**

List Price: **\$1,200,000**

Total Rooms: **8**
Bedrooms: **4**
Bathrooms: **2f 2h**
Main Bath: **Yes**
Fireplaces: **2**
Approx. Street Frontage:

Remarks

Tucked away in the "Cinnamon Ridge" neighborhood of Easton sits this stately, brick-fronted colonial just minutes to all highway routes yet privacy abounds. The traditional expanded colonial floorplan opens to a grand foyer with soaring ceilings and beautiful low-maintenance molding. To the left, a large home office. To the right an oversized dining room with gorgeous french doors leading to the kitchen. The huge eat-in kitchen has newer appliances, granite counters and a double level island/breakfast bar. Plus plenty of space for a full sized table and chairs. This area flows seamlessly through to the large living room with Cathedral ceilings, gorgeous windows and a gas fireplace. All four bedrooms and the laundry can be found on the upper level. The main bedroom has cathedral ceilings, a large walk-in closet & full bath with a tiled shower. Additional finished space in the walkout basement makes this home an excellent choice for those seeking a flexible floorplan.

Property Information

Approx. Living Area Total: **2,728 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **2,728 SqFt** Approx. Below Grade: **1,000 SqFt**
Living Area Disclosures: **Living area in basement is approximate. Buyers should confirm/measure**

Heat Zones: **2 Forced Air, Gas** Cool Zones: **2 Central Air**
Parking Spaces: **5 Off-Street** Garage Spaces: **2 Attached**
Disclosures: **See attached map. Area of cleared backyard is not part of this lot. Buyer/ buyer agent to conduct their own due diligence**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Fireplace, Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood, French Doors
Family Room:	B		Fireplace, Flooring - Laminate
Kitchen:	1		Flooring - Stone/Ceramic Tile, Kitchen Island, Slider
Main Bedroom:	2		Bathroom - Full, Ceiling Fan(s), Ceiling - Vaulted, Closet - Walk-in, Flooring - Wood
Bedroom 2:	2		Closet, Flooring - Hardwood
Bedroom 3:	2		Closet, Flooring - Hardwood
Bedroom 4:	2		Closet, Flooring - Hardwood
Bath 3:	B		Bathroom - Half
Play Room:	B		-
Exercise Room:	B		-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Basement: **Yes Full, Partially Finished, Walk Out, Interior Access, Sump Pump, Exterior Access**
Beach: **No**
Exterior Features: **Deck, Storage Shed, Professional Landscaping, Sprinkler System, Fruit Trees**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Easements, Level**
Road Type: **Private, Cul-De-Sac**
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: **Yes** HOA Fee: **\$1,500 Yearly**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: Warranty Features:
Year Built: **2001** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$756,200**
Tax: **\$10,095.27** Tax Year: **2024**
Book: **28650** Page: **300**
Cert:
Zoning Code: .
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2%**
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, Accompanied Showings, Pets on Premises**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Pets on Premises**
Special Showing Instructions: **24 hours notice for showings**

Firm Remarks

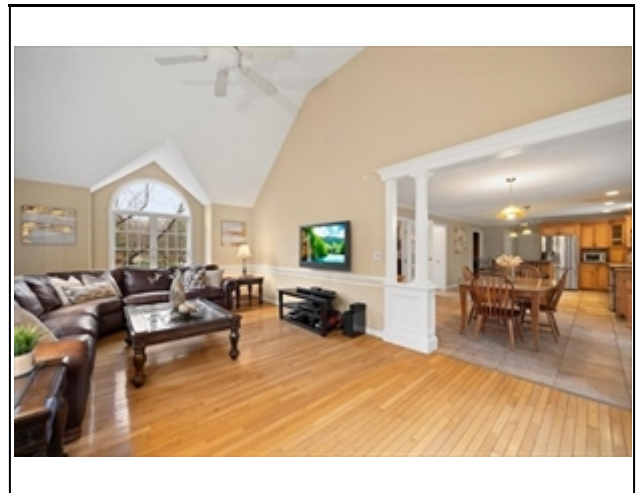
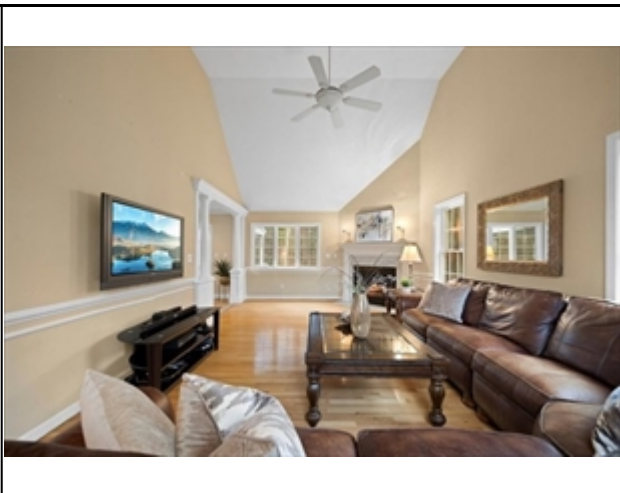
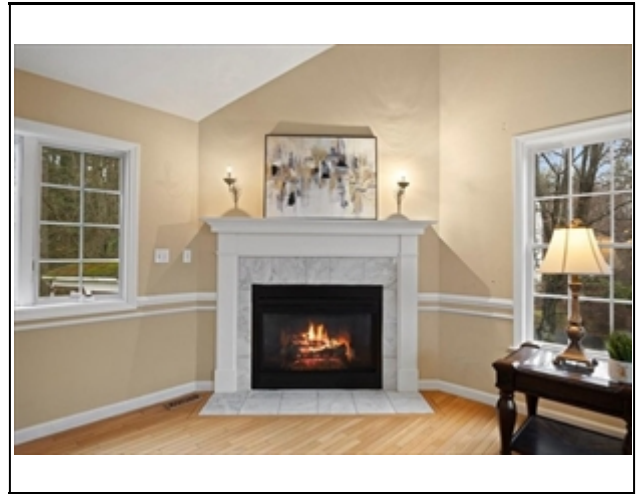
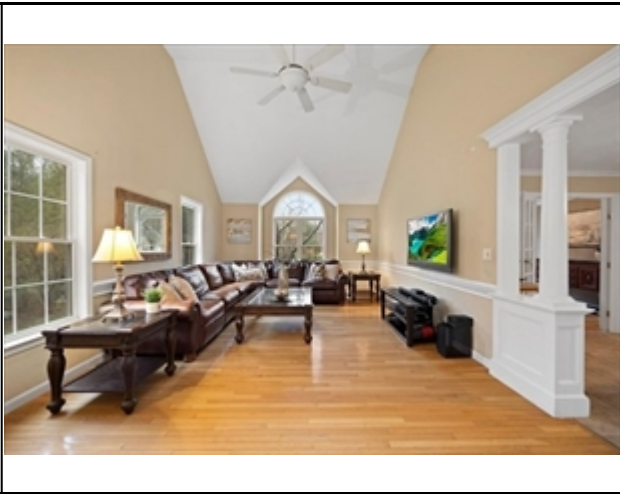
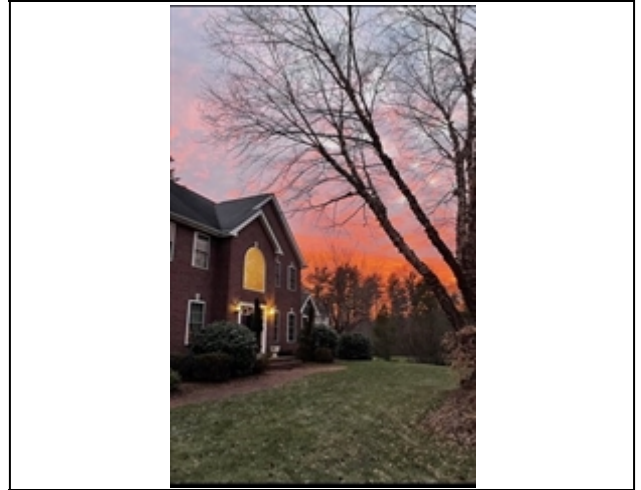
Sale is subject to the seller securing suitable housing. Some furniture items may be negotiable. Game arcade in basement will stay. Offers will not be reviewed before Tuesday April 9th . Offers should be sent to - admin@mybellarealestate.com . Buyer personal letters will not be presented.

Market Information

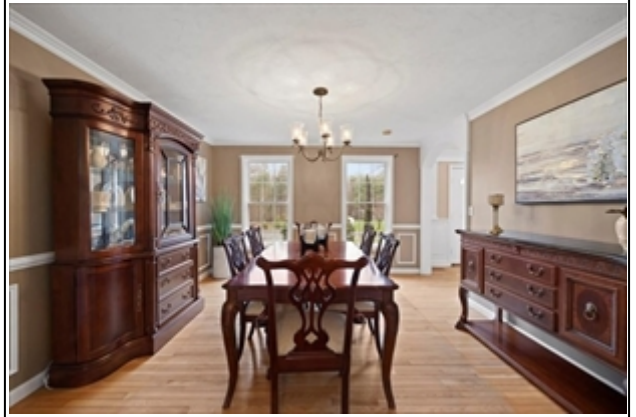
Listing Date: **4/4/2024**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$1,200,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Single Family - Detached
List Price: \$1,200,000

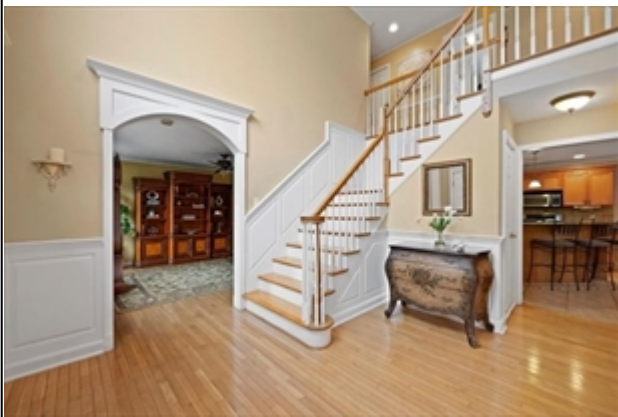


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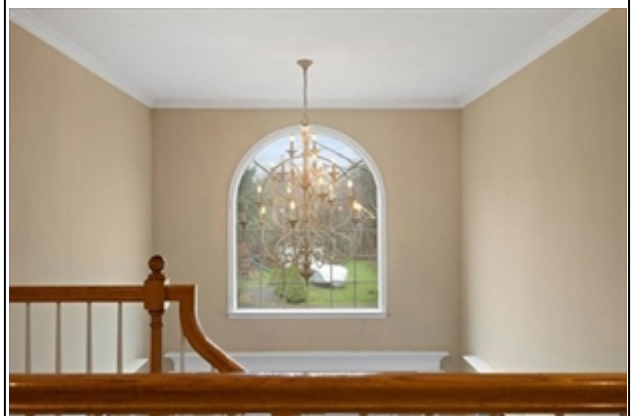
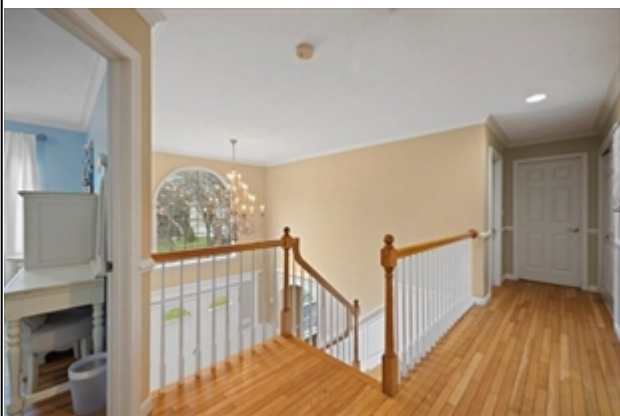
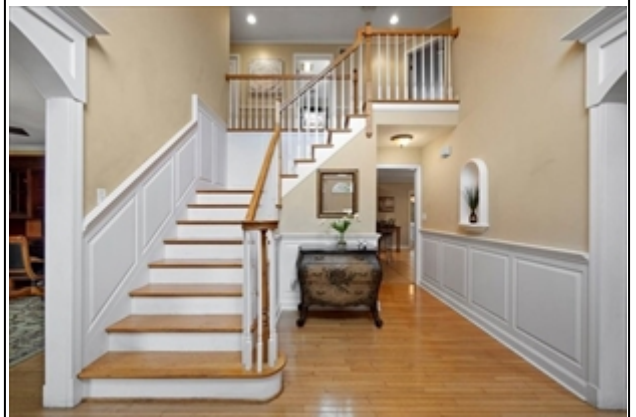
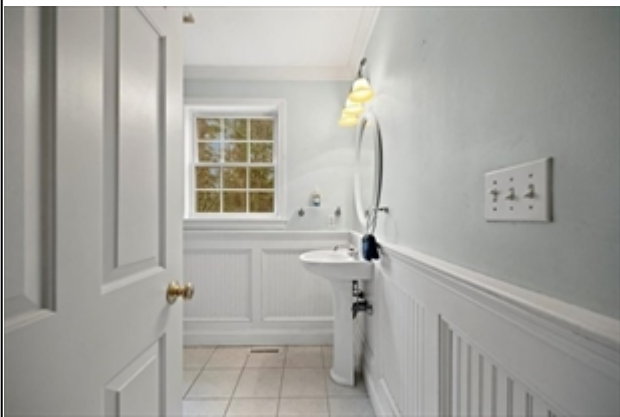


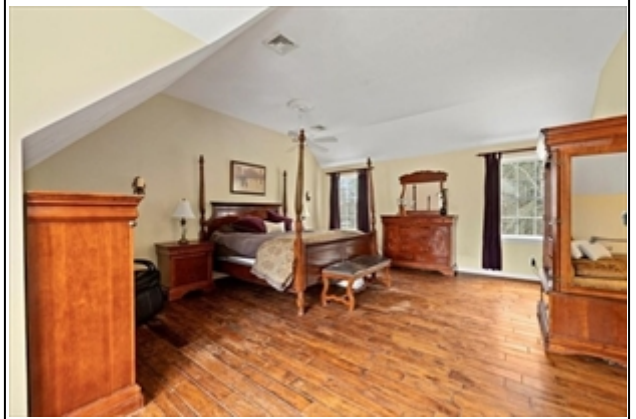
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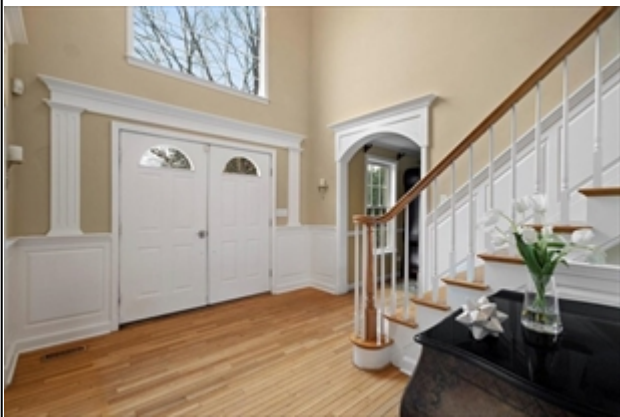
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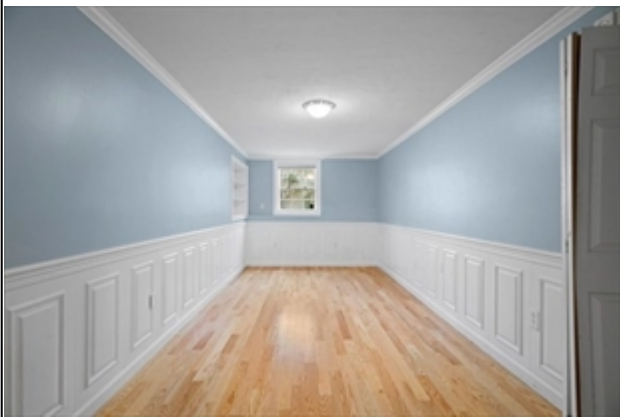


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