

John Wilson
Bella Real Estate
781-690-4297

MLS # 73218741 - New
Condo - Detached



8 Magnolia Cir - Unit 8
East Bridgewater, MA 02333
Plymouth County

List Price: **\$499,000**

Unit Placement:
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Available:
Handicap Access/Features:
Directions: **Union Street to Beech Street, left onto Magnolia Circle**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Acres:

Remarks

Please bear with us while the listing is being updated. Professional pics to follow. Welcome to Meadowbrook Estates, a distinguished over-55 community nestled in East Bridgewater, MA. This exquisite one-year-old home boasts an expanded footprint and stands proudly as a testament to quality craftsmanship. Emanating warmth and radiance, the home invites you into an airy open-concept design that seamlessly integrates the living, dining room, and kitchen areas. The large kitchen island gives a focal point for entertaining or casual dining. The kitchen has upgraded cabinets, gleaming stainless steel appliances, and quartz countertops. The large primary suite has a walk-in closet and a full bathroom with a double vanity, tiled shower with glass doors & utility closet. Come on over to see this home in person. Showings start at open house Saturday & Sunday 1-3pm

Property Information

Approx. Living Area Total: **1,544 SqFt (\$323.19/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,544 SqFt** Approx. Below Grade:
Living Area Disclosures: **Measurements are approx. Buyer/buyer agent should confirm** Levels in Unit: **1**

Heat Zones: **1 Forced Air, Gas** Cool Zones: **1 Central Air**
Parking Spaces: **2 Off-Street, Tandem** Garage Spaces: **0**
Disclosures: **Buyer/BA responsible for verifying all info/measurements/due diligence. Strict one pet policy per household. The association requires that two months' fees are paid at closing. Subdivision serviced by a large septic system. Seller requests a closing date of May 28th or later**

Complex & Association Information

Complex Name: **Meadowbrook Estates** Units in Complex: **58** Complete:
Association: **Yes** Fee: **\$275 Monthly** Units Owner Occupied: Source:
Assoc. Fee Incls: **Master Insurance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal, Clubhouse**
Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Recessed Lighting
Dining Room:	1		Flooring - Hardwood
Family Room:	1		Flooring - Hardwood, Exterior Access, Recessed Lighting
Kitchen:	1		Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting
Main Bedroom:	1		Bathroom - Full, Closet - Walk-in, Flooring - Wall to Wall Carpet
Bedroom 2:	1		Closet, Flooring - Wall to Wall Carpet
Bath 1:	1		-
Bath 2:	1		-
Laundry:	1		Pocket Door

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Association Pool: **No**
Basement: **Yes Interior Access, Bulkhead, Unfinished Basement**
Beach: **No**
Exterior: **Aluminum**
Exterior Features: **Porch, Patio, Professional Landscaping, Sprinkler System, Stone Wall**
Management: **Owner Association**
Pets Allowed: **Yes w/ Restrictions Other (See Remarks)**
Restrictions: **Adult Community**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Lead Paint: **None**
UFFI: Warranty Features:
Year Built/Converted: **2022**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:79 P:6-54**
Assessed: **\$415,500**
Tax: **\$5,751** Tax Year: **2024**
Book: **57957** Page: **71**
Cert: **00000000033174**
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: **24 hours notice please**

Firm Remarks

Association docs are attached for informational purposes. Buyer/buyer agent should check if any further amendments have been made since this version was issued. All appliances, including the washer & dryer and wall-mounted TVs are included in the sale. The seller requests a closing date no earlier than May 28th

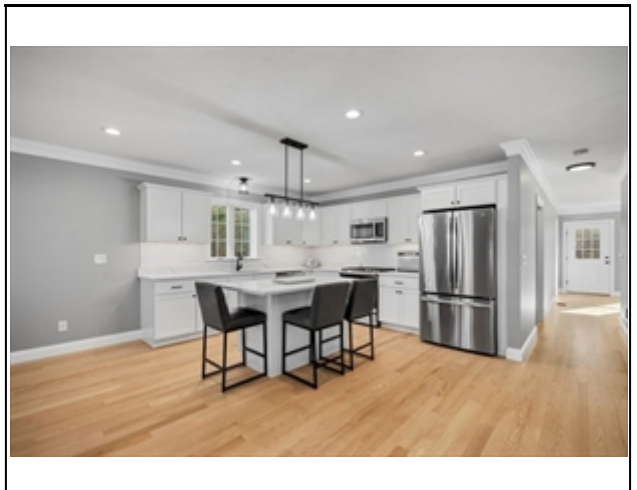
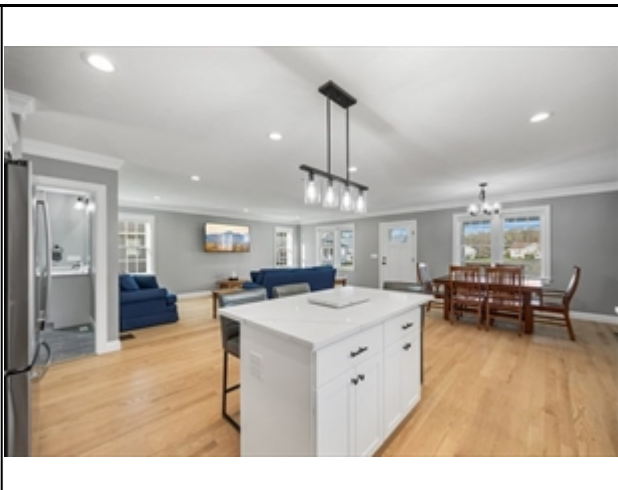
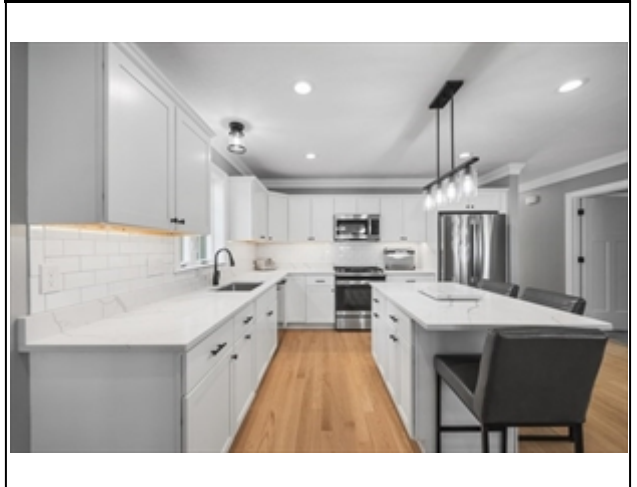
Market Information

Listing Date: **4/4/2024**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$499,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

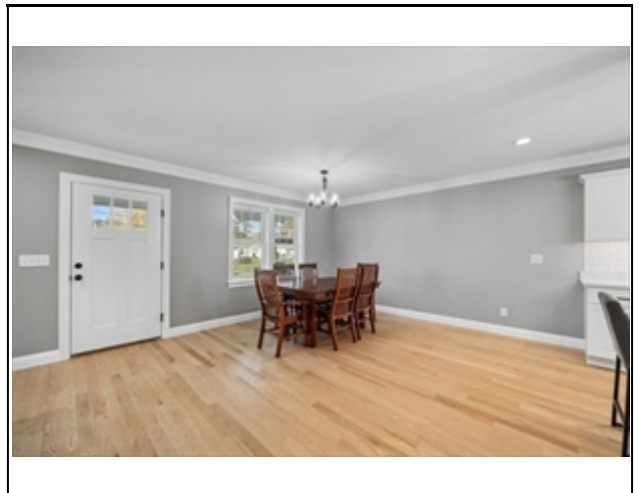
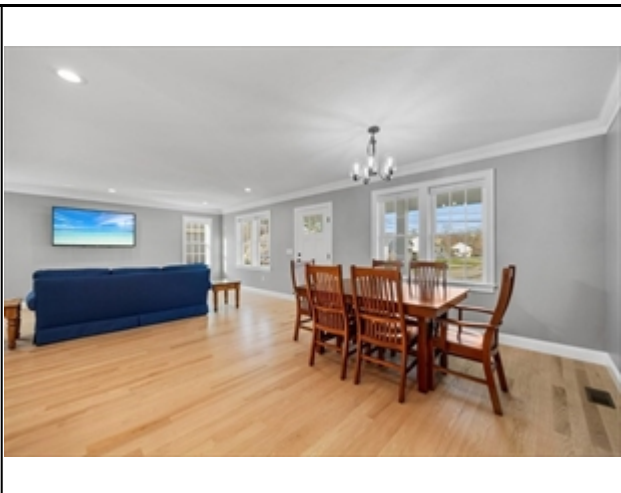
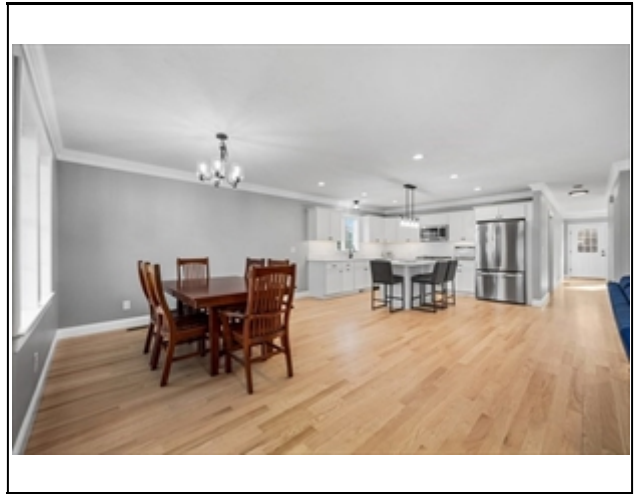
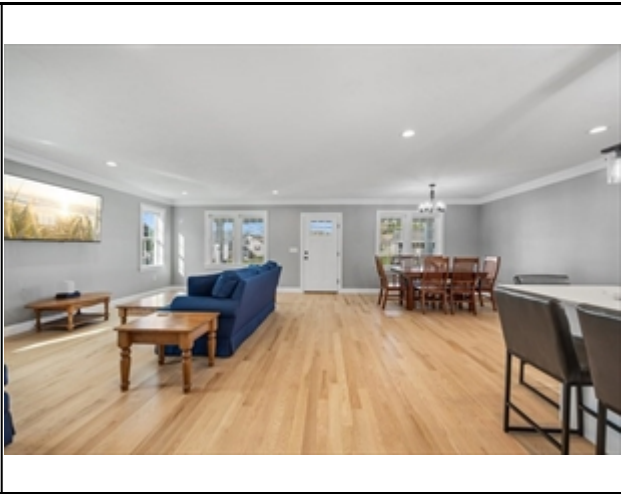
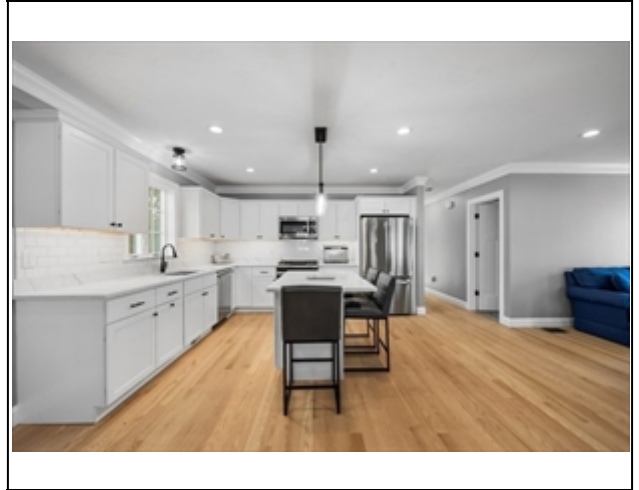
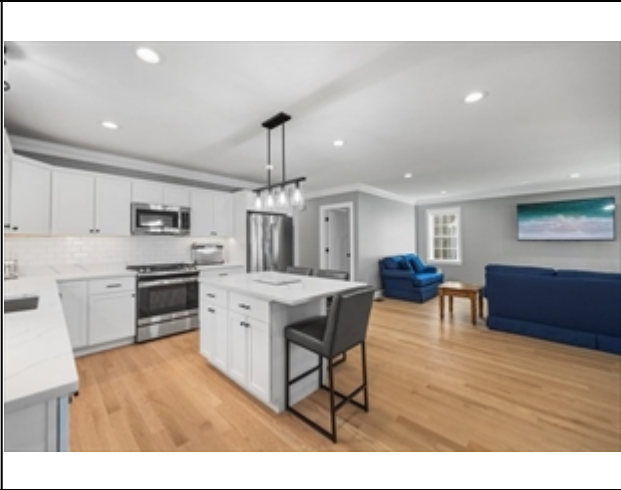
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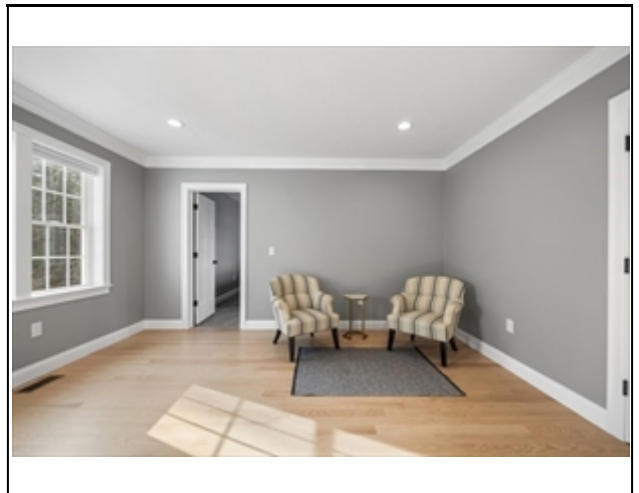
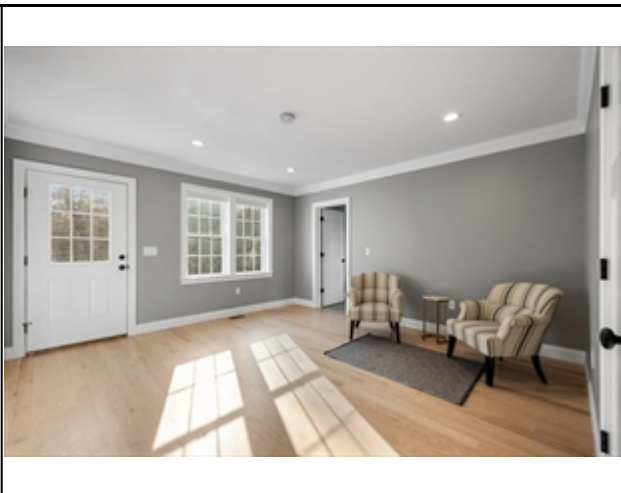
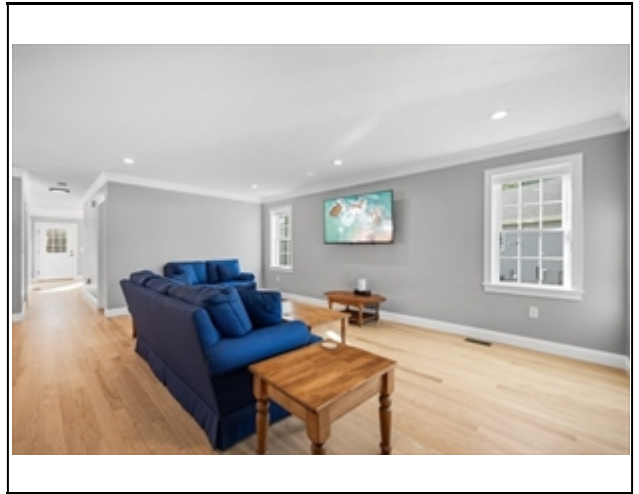
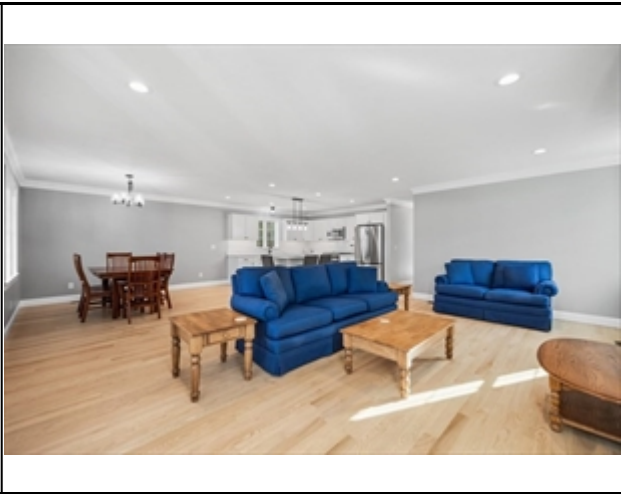
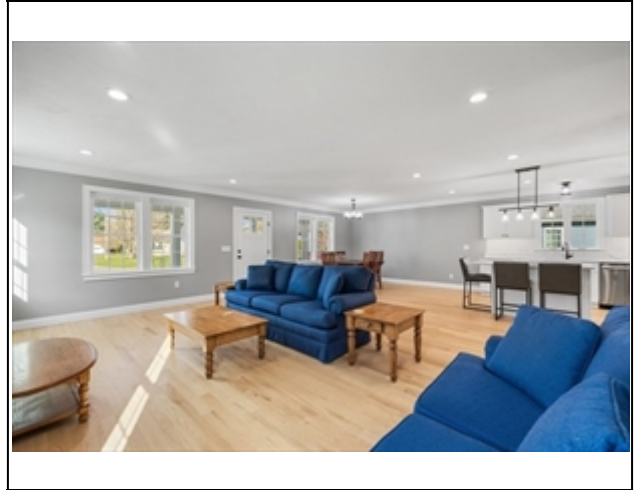
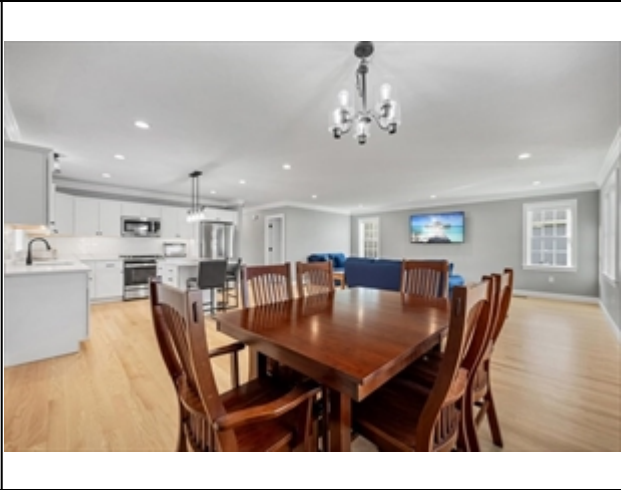
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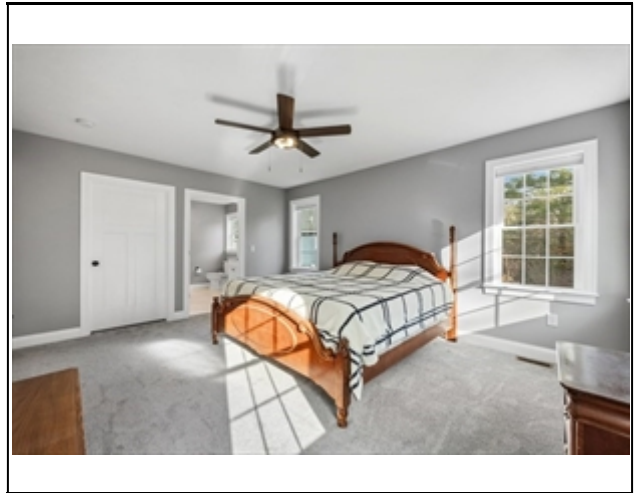
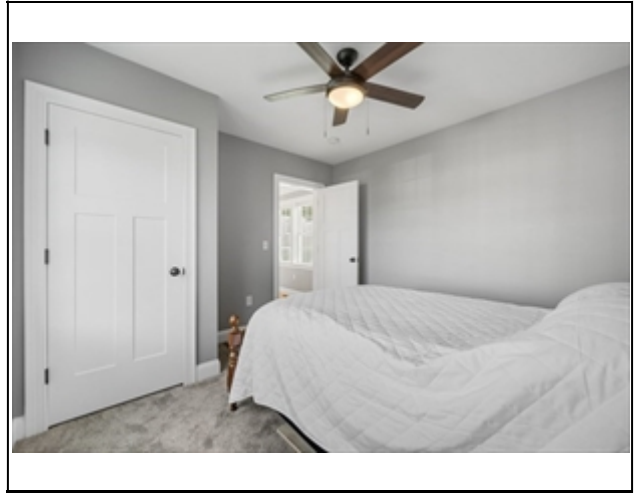
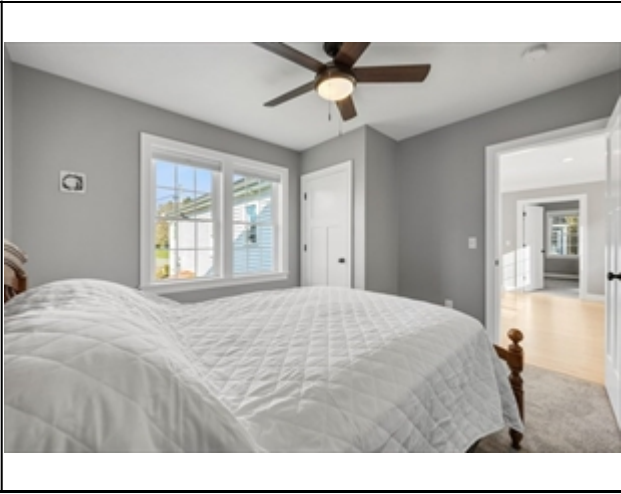
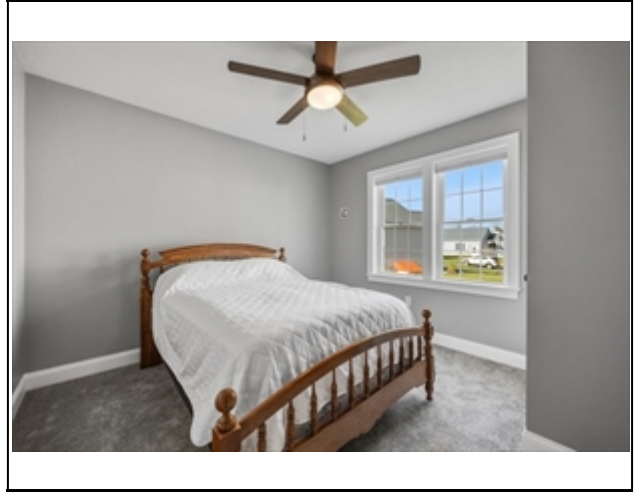
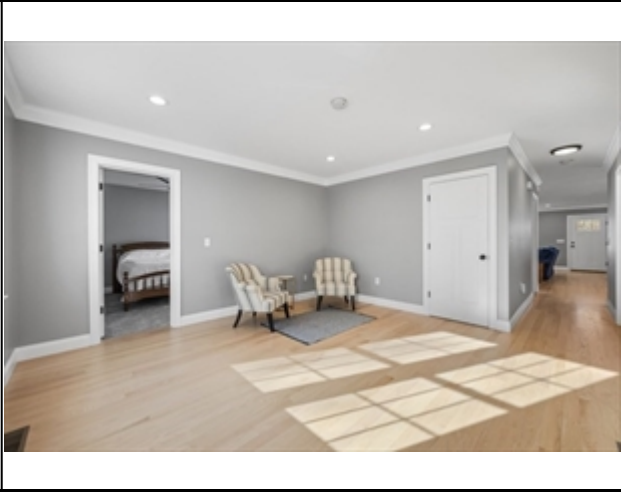
Condominium - Condo
List Price: \$499,000



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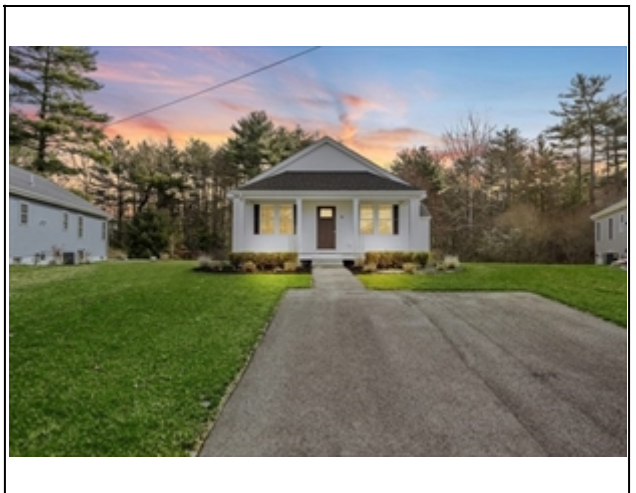






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