



Details on the property located at
8 Baslers Lane, Kingston, MA 02364

List Price:
\$309,900

Lenny Rowe

Brant Rock Realty

47 Old Colony Lane
Unit 127
Marshfield, MA 02050
781-264-7616
lenny@lennyrowe.com



Lenny Rowe, Founder
 Realtor, Broker
 Brant Rock Realty
 Residential, Commercial & Business Brokerage Services
 iPhone/Text 781.264.7616
 Lenny@BrantRockRealty.net
 BrantRockRealty.com



**MLS # 72313175 - New
 Single Family - Detached**

8 Baslers Lane
 Kingston, MA 02364
 Plymouth County
 Style: Colonial, Farmhouse
 Color:
 Grade School:
 Middle School:
 High School:
 Handicap Access/Features:
 Directions: **Route 3A to Baslers**

List Price: **\$309,900**
 Total Rooms: **8**
 Bedrooms: **3**
 Bathrooms: **2f 0h**
 Master Bath: **No**
 Fireplaces: **0**

Remarks

Abutting Patuxet Park, a 24 acre conservation area with a rolling pasture, next to Smelt Brook & Foundry Pond. Spacious and loaded with potential & character describes this home best. This home has wood flooring in many rooms. 1 car detached garage with lots of space. Large, eat in kitchen, formal living, and dining rooms. Some original woodwork and a stained glass window in the stairway add to the charm. There is sewer betterment of \$10,500.00 to be assumed by the buyer. Welcome Home! Welcome to Kingston!

Property Information

Approx. Living Area: **1,576 Sq. Ft.** Approx. Acres: **0.24 (10,454 Sq. Ft.)** Garage Spaces: **1 Detached, Work Area, Side Entry**
 Living Area Includes: Heat Zones: **1 Hot Water Radiators, Steam, Oil** Parking Spaces: **6 Off-Street**
 Living Area Source: **Public Record** Cool Zones: **0 None** Approx. Street Frontage:
 Living Area Disclosures: **Room sizes approximate, buyer to verify all information for accuracy**
 Disclosures: **Room sizes approximate, buyer to verify all information for accuracy. Buyer to assume sewer betterment, balance is \$10,500.00. Stove in kitchen is powered by propane, tank is owned not leased.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Wood
Dining Room:	1		Flooring - Wood
Kitchen:	1		-
Master Bedroom:	2		Flooring - Wood
Bedroom 2:	2		Flooring - Wood
Bedroom 3:	2		Flooring - Wood
Bath 1:	1		-
Bath 2:	2		-
Laundry:	B		-
Den:	1		-
Foyer:	1		-

Features

Appliances: **Range**
 Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Medical Facility, Laundromat, Conservation Area, Highway Access, House of Worship, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**
 Basement: **Yes Full**
 Beach: **Yes Bay**
 Beach - Miles to: **1 to 2 Mile**
 Electric: **Circuit Breakers**
 Foundation Size:
 Foundation Description: **Concrete Block**
 Lot Description: **Paved Drive**
 Road Type: **Public**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions: **Washer, dryer, refrigerator negotiable**
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1925** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$237,500**
 Tax: **\$3,906.88** Tax Year: **2018**
 Book: **20117** Page: **142**
 Cert:
 Zoning Code: **R**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Brant Rock Realty** (781) 837-4400

Listing Agent: **Lenny Rowe** (781) 264-7616

Team Member(s):

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: **Other (See Special Showing Instructions)**

Showing: Facilitator: **Other (See Special Showing Instructions)**

Special Showing Instructions: **Please email Lenny@BrantRockRealty.net for all showings**

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **2%**

Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **4/23/2018**

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

Expiration Date:

Original Price: **\$309,900**

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:

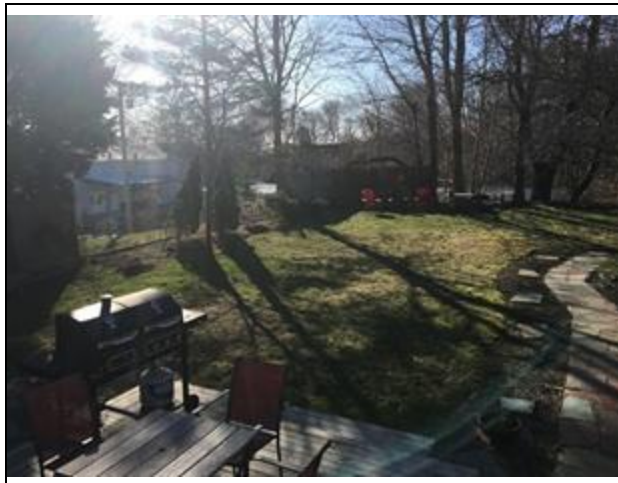
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Market History for 8 Baslers Lane, Kingston, MA 02364

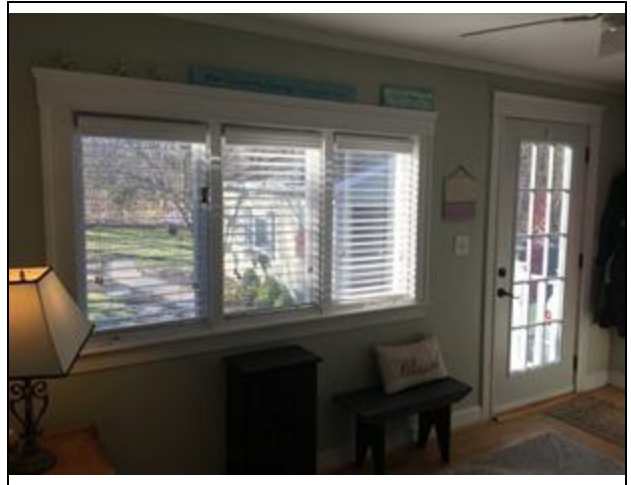
MLS #	Date			DOM	DTO	Price
72313175	4/23/2018	Listed for \$309,900	Lenny Rowe	0		\$309,900
Market History for Brant Rock Realty (AN3792)				0		
Market History for this property				0		

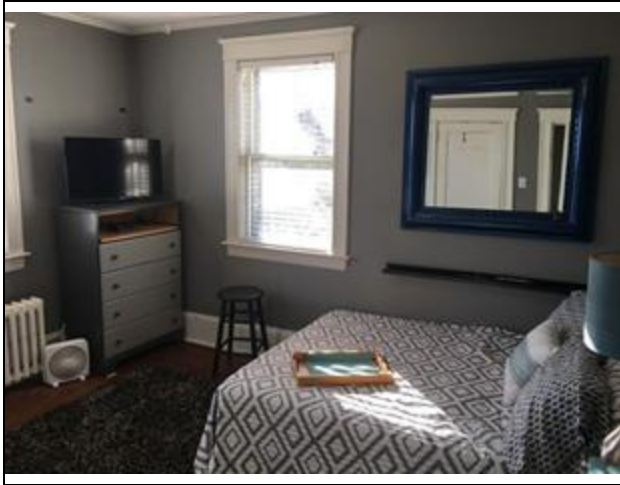
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