162 Point Road

162 Point Rd, Marion | $4,950,000







For more information, please contact:

Joanna Dresser
jdresser@landvest.com| 617-584-6855

LandVest
REAL ESTATE

www.landvest.com

LandVest

STATEMENT OF LIMITATIONS

This Property Profile is a compilation of public record information and additional information from the Seller regarding 162 Point Road, Marion, MA that is currently offered for sale by LandVest, Inc. (hereinafter, the "Offered Property").

Neither the Seller nor Seller's representatives make any express or implied representation or warranty as to the accuracy or completeness of any information in this property profile or any of the exhibits attached hereto, and none of such persons shall have any liability relating to or arising from use of any information or any errors there in or omissions there from. Prospective buyers are not entitled to rely on the accuracy or completeness of this information and shall be entitled to rely solely on such representations and warranties as may be in a Purchase and Sale Agreement relating to the proposed acquisition, subject to the terms and conditions of such Agreement.

Any alternative use of the Offered Property implied in this Property Profile does not constitute a warranty or guarantee of approval. It is the sole responsibility of the Buyer to determine the viability of any contemplated use of the property under pertinent federal, state, and local regulations. The Seller makes no representation as to the likelihood of approval of any proposed use.

Neither Seller nor any of its representatives are under any legal obligation and shall have no liability of any nature whatsoever with respect to the proposed acquisition by virtue of this Property Profile or otherwise.

No legal liability is created by this Property Profile, and this document is to be used in whole and not in part. Any sketches produced by LandVest or plans prepared by other professionals in this Property Profile are included only to assist the reader in visualizing the property.

Access to the property is not allowed unless accompanied by an authorized employee of LandVest, Inc.

LandVest, Inc. by reason of this Property Profile, may not be required to give testimony in court with reference to the Offered Property described herein.

LandVest

EXHIBITS

Property Information

Property Photographs

Floor Plans

Base Plan

Base Plan Orthophotograph

Conservation Context

Town Locus

Regional Locus

Town Record Card

Deed

Information Sheet
162 Point Road
Marion, Massachusetts

Spectacular Point Road Waterfront with commanding, unobstructed coastal views of Buzzards Bay. Set on 2 acres with a southwest orientation, this light filled home provides bright sunlight spaces and spectacular sunsets. Privately sited across the street from the 15th hole of the Kittansett Club, the elevated site offers 173 feet of ocean frontage and a small sandy beach. With seven bedrooms, three full and two half baths, four fireplaces, an oversized family/living area, generous dining room and 4,200 square feet, there is plenty of room for family and friends. The home also features an oceanside pool and large level yard facing the ocean. The home is not in the flood zone. Owned by the same family for over 40 years this is a unique opportunity to own in a coveted area of Marion. Ready for summertime fun.

PROPERTY

- 1.95 ± acres
- Blue stone patio providing ocean views
- In-ground pool surrounded by a well-maintained lawn
- House is not in the Flood Zone
- 173 Feet of Ocean Frontage

RESIDENCE

- Residence built in 1926
- Approx. 4,201 sq. ft.
- Seven bedrooms
- Three full and two half bathrooms
- 4 wood burning fireplaces

First Floor

- Foyer transitions to the large living area with two wood burning fireplaces, access to the patio, and views of the ocean.
- Dining room offers additional ocean views and wood burning fireplace
- Eat-in kitchen includes breakfast nook, sunroom, access to laundry room and back staircase
- Side entrance provides direct access to backyard, pool, and garage

Second Floor

- Seven bedrooms with picturesque views of the ocean
- Three full bathrooms
- Three linen closets for additional storage

Lower Level/Utilities

- Full unfinished basement-Exterior & Interior Access
- Oil Heat
- Whole house generator-New 2021
- Central A/C for 2nd floor
- AAS Security system
- Water heater-New 2021
- Town Water
- Private Septic-Title V has failed. A new seven-bedroom AdvanTex System is bring designed and permitted by Charon Engineers. Installation shall be the responsibility of the new owners.

GARAGE

- Attached two-car garage with access to an additional bedroom or office space and half bathroom on 2nd floor

Taxes (2022): $28,202
Assessment (2022): $2,599,220





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE

























LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE



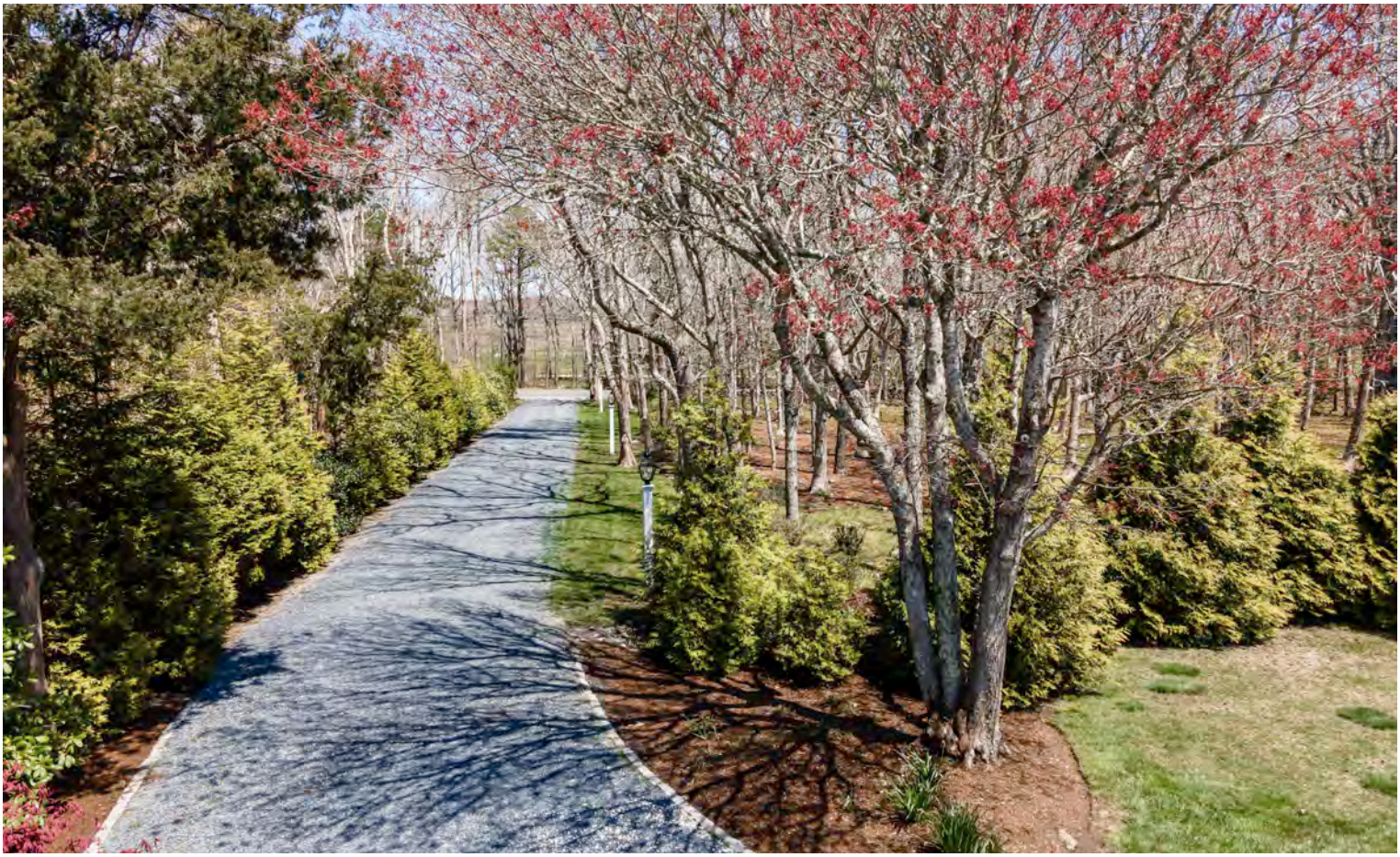


LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE





LandVest REAL ESTATE | CHRISTIE'S INTERNATIONAL REAL ESTATE



Estimated areas

GLA FLOOR 1: 2220 sq. ft, excluded 3520 sq. ft
GLA FLOOR 2: 2434 sq. ft, excluded 0 sq. ft
Total GLA 4654 sq. ft, total scanned area 8174 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.





Estimated areas

GLA FLOOR 1: 2220 sq. ft, excluded 3520 sq. ft
GLA FLOOR 2: 2434 sq. ft, excluded 0 sq. ft
Total GLA 4654 sq. ft, total scanned area 8174 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Estimated areas

GLA FLOOR 1: 2220 sq. ft, excluded 3520 sq. ft
GLA FLOOR 2: 2434 sq. ft, excluded 0 sq. ft
Total GLA 4654 sq. ft, total scanned area 8174 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

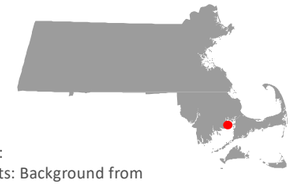
162 Point Road

Marion, MA

Site Analysis Plan

LEGEND

- Subject Property - 1.95 ±Ac
- Adjacent Properties
- Protected Land
- Building Footprints
- Soil Types
- NHESP Est./Priority Habitats of Rare Species
- Open Water
- Wetlands - 0.31 ±Ac
- 100 Year Flood Zone AE
- 100 Year Flood Zone VE
- 50' Wetlands Setback
- 100' Wetlands Setback
- Contours (ft)



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/13/22

Project Number: MA3807

0 37.5 75 150 Feet

Scale: 1 " = 75 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA3807 site analysis



162 Point Road

Marion, MA

Base Plan Orthophotograph

LEGEND

- Subject Property - 1.95 ±Ac
- Adjacent Properties
- Protected Land
- Open Water
- Wetlands
- 100 Year Flood Zone AE
- 100 Year Flood Zone VE
- Contours (ft)



Notes:
Credits: 2021 Imagery from Nearmap Imagery map service.

Date: 04/13/22

Project Number: MA3807

0 37.5 75 150 Feet

Scale: 1 " = 75 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA3807 ortho

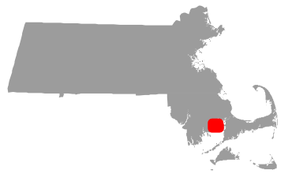
162 Point Road

Marion, MA

Conservation Context

LEGEND

- Subject Property - 1.95 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/13/22

Project Number: MA3807

0 1,000 2,000 4,000 Feet

Scale: 1 " = 2,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA3807 conservation context

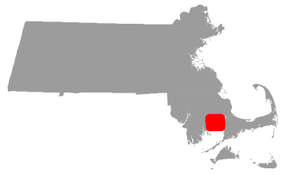
162 Point Road

Marion, MA

Town Locus

LEGEND

- Subject Property - 1.95 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/13/22

Project Number: MA3807

0 1,500 3,000 6,000 Feet

Scale: 1 " = 3,000 '

This plan is conceptual only and is not represented as an engineered plan.

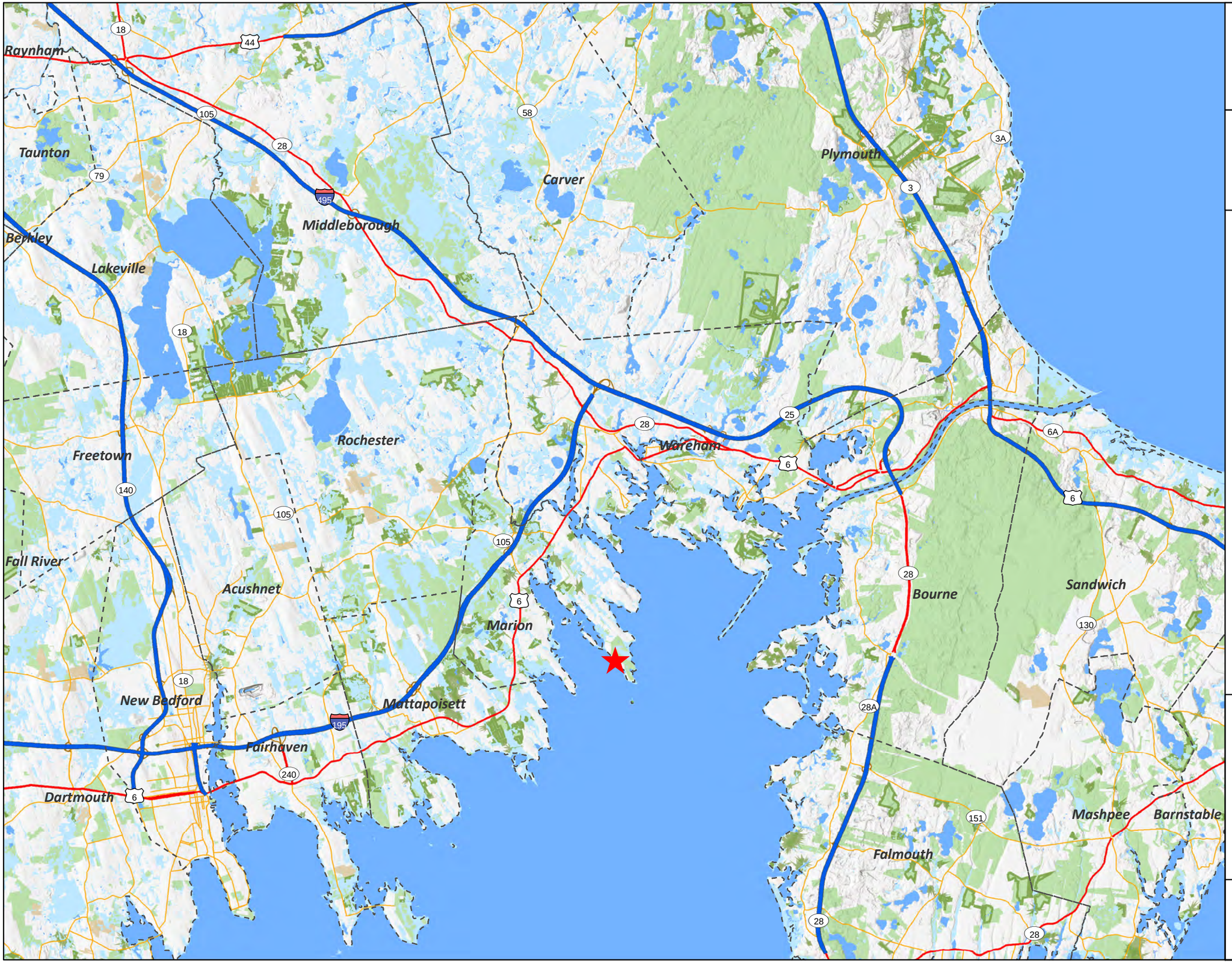
LandVest

Document Name: MA3807 town locus

162 Point Road

Marion, MA

Regional Locus



LEGEND

- Subject Property - 1.95 ±Ac
- Adjacent Properties
- Protected Land
- Conservation Restrictions (CRs)
- Agricutural Preservation Restrictions (APRs)
- Open Water
- Wetlands
- Perennial Streams
- Intermittent Streams



Notes:
Credits: Background from ESRI 'Terrain Base' map service

Date: 04/13/22

Project Number: MA3807

0 6,000 12,000 24,000 Feet

Scale: 1 " = 12,000 '

This plan is conceptual only and is not represented as an engineered plan.

LandVest

Document Name: MA3807 regional locus

Property Location 162 POINT RD | Map ID 1/ 15/ / / | Bldg Name | State Use 1012
Vision ID 9 | Account # | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 1/4/2022 2:43:41 PM

CURRENT OWNER

DIMAGGIO D PAUL TRUSTEE
162 POINT ROAD NT
14 EMERY DR
ATKINSON NH 03811

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	2 Public Water	1 Paved	
	6 Septic		

SUPPLEMENTAL DATA

Alt Prcl ID 00001 00015 00000
SUB-DIV
PHOTO
WARD
PREC.
F S
GIS ID M_264516_826361 Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1012	788,900	788,900
RES LAND	1012	1,810,320	1,810,320
	Total	2,599,220	2,599,220

914
MARION, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DIMAGGIO D PAUL TRUSTEE	42457	0209	12-27-2012	U	I	10	1A
DIMAGGIO DOMINIC P TRUSTEE	37160	0134	05-05-2009	U	I	10	1A
DIMAGGIO DOMINIC P & EMILY F	04841	0230	06-19-1980	Q	I	230,000	00
EVANS ELIZABETH B ESTATE OF	02703	0340	06-01-1959			0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2021	1012	729,600	2020	1012	637,000	2019	1012	637,000
	1012	1,760,206		1012	1,760,100		1012	1,760,100
				1012	11,000		1012	11,000
	Total	2,489,806		Total	2,408,100		Total	2,408,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
90				

NOTES

BP 32X22 87 50000

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	770,100
Appraised Xf (B) Value (Bldg)	7,800
Appraised Ob (B) Value (Bldg)	11,000
Appraised Land Value (Bldg)	1,810,320
Special Land Value	0
Total Appraised Parcel Value	2,599,220
Valuation Method	C
Total Appraised Parcel Value	2,599,220

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
08-29-2018	YM			50	Review
06-24-2014	YM			50	Review
09-25-2012	MM			02	Measur+2Visit - Info Card I
08-21-2003	MM			00	Measur+Listed

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	1012	SnglFamWtr			60,000	SF	3.14	1.00000	1	1.00	90	2.450		WF2	3.8000	7.69	1,754,004
1	1012	SnglFamWtr			0.570	AC	26,000.00	1.00000	1	1.00		1.000		W22	3.8000	26,000	56,316
		Total Card Land Units			2	SF	Parcel Total Land Area	2								Total Land Value	1,810,320

Property Location	162 POINT RD		Map ID	1/ 15/ / /		Bldg Name	State Use 1012
Vision ID 9		Account #		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 1/4/2022 2:43:42 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	03	Colonial
Model	01	Residential
Grade:	09	Very Gd
Stories:	2	2 Stories
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable/Hip
Roof Cover	03	Asph/F Gls/Cmp
Interior Wall 1	03	Plastered
Interior Wall 2		
Interior Flr 1	12	Hardwood
Interior Flr 2		
Heat Fuel	02	Oil
Heat Type:	04	Forced Air-Duc
AC Type:	03	Central
Total Bedrooms	07	7 Bedrooms
Total Bthrms:	3	
Total Half Baths	2	
Total Xtra Fixtrs	0	
Total Rooms:	12	12 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

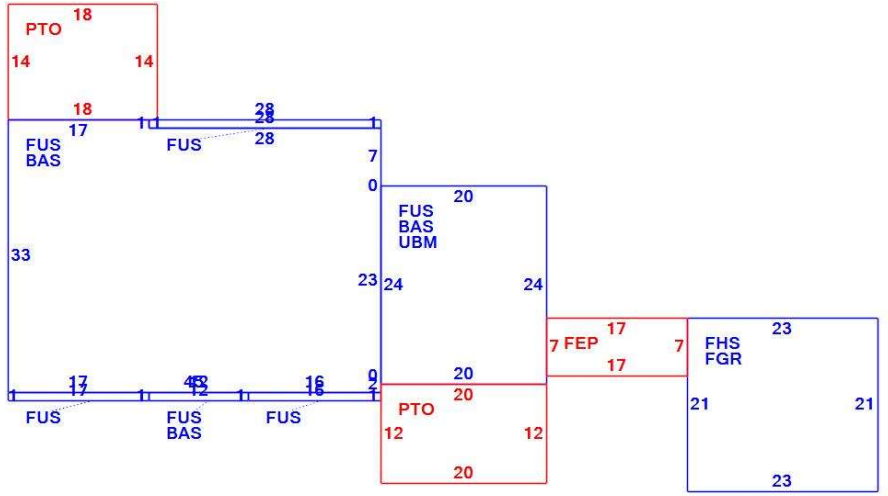
CONDO DATA

Parcel Id		C		Owne	0.0
		B		S	

Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION

Building Value New	865,301
Year Built	1926
Effective Year Built	
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	
Condition %	
Percent Good	89
RCNLD	770,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL3	2 STORY CHI	B	2	3600.00	2006		89		0.00	6,400
FPO	EXTRA FPL O	B	2	800.00	2006		89		0.00	1,400
SPL1	POOL-INGR C	L	820	18.00	1987		50	00	1.00	7,400
PAT2	PATIO-GOOD	L	1,422	10.00	1987		25	00	1.00	3,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,949	1,949	1,949	181.14	353,037
FEP	Porch, Enclosed	0	119	60	91.33	10,868
FGR	Attached Garage	0	483	193	72.38	34,960
FHS	Half Story, Finished	242	483	242	90.76	43,835
FUS	Upper Story, Finished	2,010	2,010	2,010	181.14	364,086
PTO	Patio	0	492	49	18.04	8,876
UBM	Basement, Unfinished	0	480	96	36.23	17,389
	Ttl Gross Liv / Lease Area	4,201	6,016	4,599		833,051

2012 00124613
Bk: 42457 Pg: 209 Page: 1 of 2
Recorded: 12/27/2012 10:49 AM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

QUITCLAIM DEED

Emily F. DiMaggio, as Trustee of The Dominic P. DiMaggio Revocable Trust dated October 29, 1997, having a mailing address at 3360 S. Ocean Boulevard, Apt. 2G, Palm Beach, FL 33480, for consideration paid and in full consideration of TEN DOLLARS ($10.00), grants to D. Paul DiMaggio, Jr., as Trustee of the 162 Point Road Nominee Trust under a Declaration of Trust dated as of December 18, 2012, and recorded herewith, having a mailing address at 14 Emery Drive, Atkinson, New Hampshire 03811, with QUITCLAIM COVENANTS, the land with the building and any improvements thereon, known as and numbered 162 Point Road, Marion, Plymouth County, Massachusetts (the "Premises"), and more particularly bounded and described as follows:

A certain parcel of land together with the buildings thereon, in that part of Marion, in the county of Plymouth, Commonwealth of Massachusetts, known as Butler's Point (also sometimes called Ruggles Point and Great Neck) being part of Parcel No. 2 on a plan marked "Plan of Land for Residence Sites Butler's Point Associates, Marion, Massachusetts, to be transferred to Kittansett Realty Trust" dated June 30, 1924, and recorded with the Plymouth County Registry of Deeds, Plan Book 3, Page 689 and being bounded and described as follows:

Beginning at a stone bound in the Westerly side of Point Road at the southeasterly corner of land or formerly of George T. Walker;

Thence South 19° 7' 30" East, one hundred seventy-five and no/100 (175.00) feet, more or less by said Point Road to a stone bound;

Thence South 65° 53' West, four hundred one and 03/100 (401.02) feet, more or less, to a stone bound by land of the Kittansett Realty Trust, one hundred eighteen and 97/100 (118.97) feet, more or less, to low water line of Sippican Harbor;

Thence northerly by said low water line, one hundred seventy-five and no/100 (175.00) feet, more or less, to land of said George T. Walker;

Thence North 65° 53' East by land of said Walker, one hundred twenty-three and 72/100 (123.72) feet, more or less, to a stone bound;

Thence on the same course by said Walker land, four hundred twenty-five and 28/100 (425.28) feet, more or less, to a point of beginning.

Containing 92,550 square feet, more or less, however otherwise said premises may be bounded and described, all as shown on plan entitled "Land of Butler's Point Associates Transferred to Homer Albers et al," dated November 30, 1927, recorded with said Deeds, Plan Book 4, page 483.

Being the same premises conveyed to Elizabeth B. Evans by Deed of Marvin B. Green and Evelyn Green, recorded with the Plymouth County Registry of Deeds, Book 2703, Page 340.

Property Address: 162 Point Road, Marion, MA 02738

The consideration for this conveyance is such that no deed stamps are required to be affixed hereto.

For reference to title, see Quitclaim Deed dated April 19, 2009 and recorded with said Deeds in Book 37160, Page 134.

EXECUTED as a sealed instrument this 20th day of December, 2012.

Emily F. DiMaggio, as Trustee as aforesaid
and not individually

State of Florida
County of Palm Beach

On this 20th day of December, 2012, before me, the undersigned notary public, personally appeared Emily F. DiMaggio, as Trustee of The Dominic P. DiMaggio Revocable Trust, proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

LEONIE VASSELL-BANKS
Notary Public, State of Florida
Commission# DD997843
My comm. expires June 2, 2014

Notary Public

My Commission Expires: 6/2/14