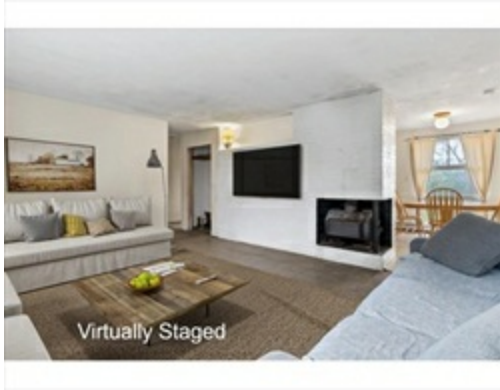


**MLS # 73061362 - Active  
Single Family - Detached**



**47 Bradford St  
Holbrook, MA 02343  
Norfolk County**

List Price: **\$374,000**

Style: **Ranch**  
Color: **White**  
Grade School: **JFK Elementary**  
Middle School: **Holbrook**  
High School: **Holbrook**  
Approx. Acres: **0.22 (9,600 SqFt)**

Total Rooms: **5**  
Bedrooms: **3**  
Bathrooms: **1f 0h**  
Main Bath: **No**  
Fireplaces: **1**  
Approx. Street Frontage:

Handicap Access/Features: **Yes**  
Neighborhood/Sub-Division: **Revere Acres**

Directions: **South Franklin Street to Dresser Avenue to Rindone Street to Bradford Street at Arnold Street**

**Remarks**

**Open House Sat & SUN 1/21 & 1/22 12-2 PM. Solid fixer upper. If you are willing to do a little work...you can get equity rich. Have you been looking to get started in homeownership or perhaps downsizing to one level, if so this is the one you have been looking for. This is a Campanelli ranch in The Revere Acres subdivision right off RT 37 (S. Franklin Street). 3 beds and 1 full bath. This Campanelli ranch has a good sized garage (21 x 14'10") which in many neighborhood "Campis" has been converted to additional living space. A nice level lot completes this home which has been owned by the same family since 1964. The average sales price in the subdivision for the last 6 months has been 448k..Don't hesitate on this one. We can close quickly! Ask agent about America's Home Grant® + Down Payment Grant programs from Bank of America. It can cover up to \$7,500 in eligible closing costs. Plus, up to \$10,000 toward your down payment or 3% of the purchase price, whichever is less.**

**Property Information**

Approx. Living Area Total: **960 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **960 SqFt** Approx. Below Grade:  
Living Area Disclosures:

Heat Zones: **1 Central Heat, Hot Water Radiators, Oil** Cool Zones: **0 Window AC**  
Parking Spaces: **2 Off-Street, Tandem** Garage Spaces: **1 Attached, Work Area**

Disclosures: **Property is being sold out of an estate. Sold "AS IS". America's Home Grant is a program offered by BOA. Qualified borrowers must meet eligibility requirements including, but not limited to, being owner occupants, meeting certain qualifying income limitations and purchasing within certain geog.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>17'1"X12'11</b>	<b>Wood / Coal / Pellet Stove, Window(s) - Bay/Bow/Box, Main Level, Cable Hookup</b>
Dining Room:	<b>1</b>	<b>8'7"X10'6"</b>	<b>Flooring - Vinyl, Main Level</b>
Kitchen:	<b>1</b>	<b>9'2"X10</b>	<b>Flooring - Vinyl, Dining Area, Main Level, Washer Hookup</b>
Main Bedroom:	<b>1</b>	<b>13'1X10'1"</b>	<b>-</b>
Bedroom 2:	<b>1</b>	<b>8'6"X9'1"</b>	<b>-</b>
Bedroom 3:	<b>1</b>	<b>12'11X9'6"</b>	<b>-</b>
Bath 1:	<b>1</b>	<b>6'8X5</b>	<b>Bathroom - Full, Bathroom - With Tub, Main Level</b>

**Features**

Basement: **No**  
Beach: **No**  
Construction: **Frame**  
Electric: **Fuses**  
Energy Features: **Insulated Windows**  
Exterior: **Wood**  
Foundation Size: **24 x 40**  
Foundation Description: **Slab**  
Handicap Amenities: **Single Level**  
Hot Water: **Oil, Tankless**  
Interior Features: **Internet Available - Fiber-Optic**  
Lot Description: **Level**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed, Estate Sale**  
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**  
Water Utilities: **City/Town Water**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions:  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features:  
Year Built: **1955** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:35 L:016-00-0**  
Assessed: **\$303,000**  
Tax: **\$4,996** Tax Year: **2022**  
Book: **4689** Page: **611**  
Cert:  
Zoning Code: **R3**  
Map: Block: Lot:

Waterfront: **No**  
Water View: **No**

## Compensation

Sub-Agent: **Not Offered**      Buyer Agent: **2.5**  
Facilitator: **2.5**  
Compensation Based On: **Net Sale Price**

## Office/Agent Information

Listing Office: **Century 21 American Properties**  (508) 668-8800

Listing Agent: **Michael Mahoney**  (617) 615-9435

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell, ER w/ Named Exclusion, ER w/Var.Rate Comm.**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box, Other (See Special Showing Instructions)**

Showing: Facilitator: **Lock Box, Other (See Special Showing Instructions)**

Special Showing Instructions: **email agent via mlspin or text...**

## Market Information

Listing Date: **11/29/2022**

Days on Market: Property has been on the market for a total of **54** day(s)

Expiration Date:

Original Price: **\$399,900**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **54** day(s)

Office Market Time: Office has listed this property for **54** day(s)

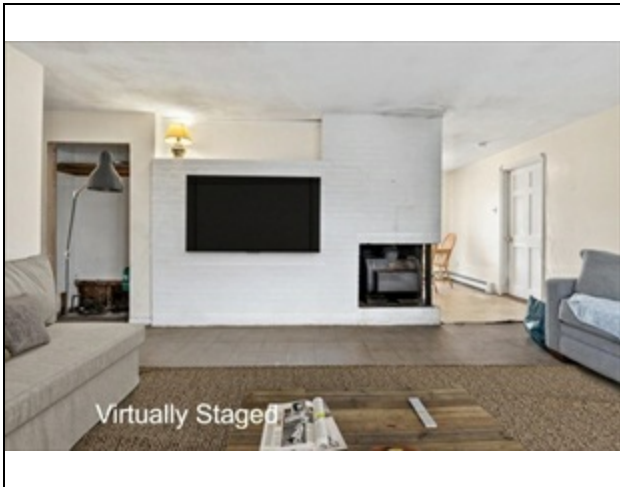
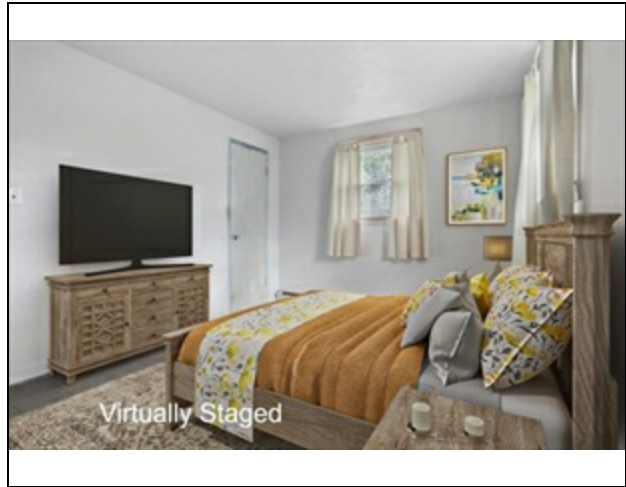
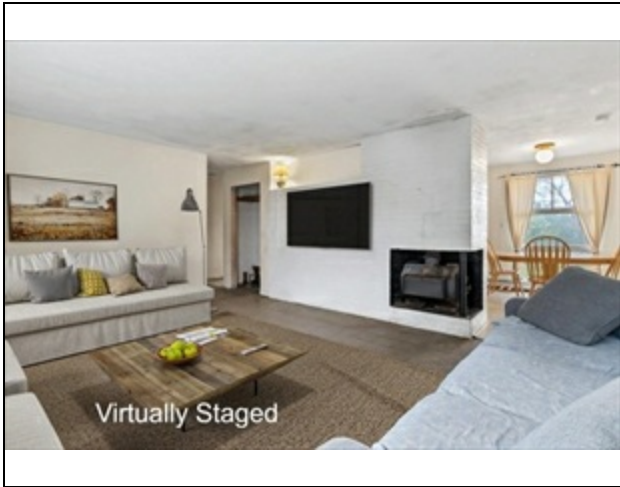
Cash Paid for Upgrades:

Seller Concessions at Closing:

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### Market History for 47 Bradford St, Holbrook, MA 02343

MLS #	Date		DOM	DTO	Price
73061362	11/29/2022	Listed for <b>\$399,900</b>			\$399,900
	1/11/2023	Price Changed to: <b>\$374,000</b>		43	\$374,000
<b>Market History for Century 21 American Properties (BB0870)</b>			<b>54</b>		
<b>Market History for this property</b>			<b>54</b>		



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