

MLS # 73115344 - New  
Single Family - Detached



Exterior - Front

**1188 Main St**  
**Walpole, MA 02081**  
**Norfolk County**

List Price: **\$524,000**

Style: **Cape** Total Rooms: **6**  
Color: **White** Bedrooms: **4**  
Grade School: **WPS - Elem** Bathrooms: **1f 0h**  
Middle School: **Bird Middle** Main Bath: **No**  
High School: **Walpole High** Fireplaces: **1**  
Approx. Acres: **0.42 (18,230 SqFt)** Approx. Street Frontage: **100 Ft.**  
Handicap Access/Features: **No**  
Neighborhood/Sub-Division: **Center of Walpole**  
Directions: **From Downtown Walpole head South on Main Street (1A) towards Norfolk.**

**Remarks**

**Memorial Day Sale! Open Houses SAT & SUN 11-1. More pics coming soon.**

**Property Information**

Approx. Living Area Total: **1,306 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **1,306 SqFt** Approx. Below Grade:  
Living Area Disclosures:

Heat Zones: **1 Forced Air, Oil** Cool Zones: **0 Window AC**  
Parking Spaces: **5 Off-Street, Paved Driveway** Garage Spaces: **0**

Disclosures: **Drainage easement recorded in 1949. Sump pump & French drain w/a battery backup. Owner gets a small trickle in rear corner during heavy storms near washer. All appliances stay. Portable generator stays. Extra stainless fridge in basement stays. Ramps to get into back door from deck. FP is electric**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	17'10X11	Fireplace, Ceiling Fan(s), Flooring - Hardwood, Main Level, Recessed Lighting
Kitchen:	1	14'6"X11'9"	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Breakfast Bar / Nook, Recessed Lighting, Remodeled
Main Bedroom:	2	13'7"X13'6"	Ceiling Fan(s), Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 2:	2	12'3"X13'6"	Ceiling Fan(s), Closet, Closet/Cabinets - Custom Built, Flooring - Wall to Wall Carpet
Bedroom 3:	1	12'9"X10'8"	Ceiling Fan(s), Closet, Flooring - Hardwood
Bedroom 4:	1	11'1"X11'9"	Closet, Flooring - Hardwood
Bath 1:	1	4'8"X7'9"	Bathroom - Full, Bathroom - Tiled With Tub, Main Level
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Sun Room:		7'2"X8'1"	Beadboard

**Features**

Appliances: **Dishwasher, Disposal, Microwave, Washer, Dryer**  
Area Amenities: **Public Transportation, Shopping, Conservation Area, House of Worship, Public School, T-Station**  
Basement: **Yes Full, Interior Access, Sump Pump, Concrete Floor, Unfinished Basement, Exterior Access**  
Beach: **No**  
Construction: **Frame**  
Electric: **200 Amps**  
Energy Features: **Storm Windows, Backup Generator**  
Exterior: **Vinyl**  
Exterior Features: **Porch - Enclosed, Deck - Wood, Gutters, Storage Shed**  
Flooring: **Wall to Wall Carpet, Hardwood**  
Foundation Size: **24 x 32**  
Foundation Description: **Concrete Block**  
Hot Water: **Oil**  
Insulation: **Other (See Remarks)**  
Interior Features: **Cable Available, Internet Available - Fiber-Optic**  
Lot Description: **Easements, Level**

**Other Property Info**

Disclosure Declaration: **Yes**  
Exclusions:  
Facing Direction: **West**  
Green Certified: **No**  
Home Own Assn:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty Features:  
Year Built: **1949** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:00033 B:00264 L:00000**  
Assessed: **\$437,500**  
Tax: **\$6,077** Tax Year: **2023**

Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**  
Sewage District: **WWS**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Book: **22097** Page: **281**

Cert: **141546**

Zoning Code: **GR**

Map: **33** Block: **264** Lot:

### Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.0**

Facilitator: **2.0**

Compensation Based On: **Net Sale Price**

### Office/Agent Information

Listing Office: **Real Broker MA, LLC**  (713) 859-5450

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

Team Member(s):

Sale Office:

Sale Agent:

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

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Office, Accompanied Showings,**  **Schedule with Homesnap Showings**

Showing: Facilitator: **Call List Office, Accompanied Showings,**  **Schedule with Homesnap Showings**

Special Showing Instructions: **First showings @ open houses during the 1st weekend and then by appt.**

### Firm Remarks

**Offers if any are due by TUESDAY 5-30-23 by 1 PM. FAST CLOSE is Best! See more details at www.1188MainStreet.com. Included in sale are: portable generator, basement refrigerator, washer/dryer, all kitchen appliances, 55 inch TV in living room, window ac's upstairs, deck heater, and window treatment**

### Market Information

Listing Date: **5/23/2023**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$524,000**

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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