



MLS # 72771301 - New Land - Residential

31 Green St
Canton, MA 02021-1022
Norfolk County

List Price: **\$320,000**

Grade School: **Hanson**
High School: **Canton**

Middle School: **Galvin**

Directions: **Route 138 to Royall St to Green Street**

Remarks

Attention Neighbors, Developers, Realtors and other Interested Parties! Here is a Rare Opportunity to Build Your Own Custom Dream Home on a Gorgeous 1.2 Acre Wooded Lot at the Foothills of Blue Hills Reservation. This is a Project for a Savvy Investor to Build from the Ground Up in an Exclusive Canton Location. Conveniently Located With Easy Access to Rt 93/95/128, Public Transportation, Shopping, Walk/Jog Trails, Stables and Golf Courses. The Property is Zoned Residential Developable Land. Buyer to do his/her Own Due Diligence. Successful Percolation Test Recently Completed.

Property Information

Total Approx. Acres: **1.25 (54,450 Sq. Ft.)**

Cultivation Acres:

Home Own Assn:

No. of Approved Lots:

Pasture Acres:

Assn Req:

Approx. Street Frontage:

Timber Acres:

HOA Fee:

Disclosures:

Features

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Stables, Golf Course**

Beach: **No**

Cable Available:

Documents: **Perc Test**

Electric: **At Street**

Gas: **None**

Land Description: **Wetlands, Wooded**

Road Type: **Private, Paved, Unpaved**

Sewer Utilities: **Private**

Water Utilities: **Public**

Waterfront: **No**

Water View: **No**

Zone Usage: **Single Family**

Other Property Info

Adult Community: **No**

DEQE/DEP#:

Disclosure Declaration: **No**

Perc Test: **Yes** Date: **8/22/2020**

Short Sale w/Lndr.App.Req: **No**

Lender Owned: **Undisclosed**

Tax Information

Pin #: **M:52 P:18**

Assessed: **\$393,200**

Tax: **\$4,809** Tax Year: **2020**

Book: **15410** Page: **184**

Cert:

Zoning Code: **Dev Land**

Map: **52** Block: **18** Lot:

Office/Agent Information

Listing Office: **Stanley J. Paine Co, Inc. (617) 731-4455**

Listing Agent: **Stanley J. Paine (617) 201-5242**

Team Member(s): **Stanley J. Paine (617) 201-5242**

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 Office**

Showing: Facilitator: **Call List Office**

Special Showing Instructions:

Compensation

Sub-Agent: **Not Offered**

Buyer Agent: **2.5**

Facilitator: **2.5**

Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **1/5/2021**

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

Expiration Date:

Original Price: **\$320,000**

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:

Market History for 31 Green St, Canton, MA 02021-1022

MLS #	Date		DOM	DTO	Price
72771301	1/5/2021	Listed for \$320,000			
		Stanley J. Paine	0		\$320,000
Market History for Stanley J. Paine Co, Inc. (NB1398)			0		
Market History for this property			0		



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