

**MLS # 72966750 - New
Single Family - Detached**



**93 Massachusetts Ave
Braintree, MA: Braintree Highlands,
02184
Norfolk County**

Auction: \$0 min. bid
Auction Date: **5/8/2022**

Style: **Colonial**
Color: **White**
Grade School: **Highlands**
Middle School: **South**
High School: **Braintree**
Approx. Acres: **0.26 (11,543 SqFt)**
Handicap Access/Features:
Neighborhood/Sub-Division: **Highlands**
Directions: **Washington Street to Mass. Ave.**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 1h**
Master Bath: **No**
Fireplaces: **2**
Approx. Street Frontage:

Remarks

Property Information

Approx. Living Area Total: **2,373 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **2,373 SqFt** Approx. Below Grade:
Living Area Disclosures: **Basement has One Fireplace.**

Heat Zones: **4 Hot Water Baseboard, Oil** Cool Zones: **Window AC, Ductless Mini-Split System**
Parking Spaces: **2 Off-Street** Garage Spaces: **2 Attached, Garage Door Opener, Side Entry**

Disclosures: **Brokers Must Complete Buyer Broker Registration Form To Register Their Buyers.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12'9X23'2	Fireplace, Flooring - Hardwood
Dining Room:	1	11'4X12'10	Flooring - Hardwood
Kitchen:	1	11'5X16'8	-
Master Bedroom:	2	12'9X17'6	Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2	11'9X14'2	Closet, Flooring - Hardwood
Bedroom 3:	3	11'9X14'2	Closet, Flooring - Hardwood
Bath 1:	1	4'5X4'5	Bathroom - Half
Bath 2:	2		Bathroom - Full
Laundry:	B		Dryer Hookup - Electric, Washer Hookup
Other:	1	9'6X21'	Flooring - Hardwood, Exterior Access, Slider, Breezeway
Other:		12'X20'	Deck - Exterior, Slider
Other:			-

Features

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station**
Basement: **Yes Full, Bulkhead, Concrete Floor**
Beach: **No**
Electric: **110 Volts, 220 Volts, Circuit Breakers, 100 Amps**
Exterior: **Wood, Brick**
Exterior Features: **Deck**
Flooring: **Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Oil, Tank**
Lot Description: **Paved Drive**
Road Type: **Public, Paved, Sidewalk**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1962** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:1078 B:0 L:88**
Assessed: **\$614,900**
Tax: **\$6,118** Tax Year: **2022**
Book: **1181** Page: **159**
Cert:
Zoning Code: **B**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **2**
Compensation Based On:
Gross/Full Sale Price

Auction Information

Deposit Required: **\$20,000**

Buyer's Premium: **No**

Seller's Confirmation/Reserve: **Yes**

Abbreviated Terms: **Don't Miss This One! Charming Central Entrance Colonial on .26± Acres in the much sought-after Braintree Highlands. This street is full of beautiful Colonial and Ranch homes that were customary to this area of town. This property needs a little TLC to bring it back to its original charm but with your vision and effort this will be your dream home come true. This 2,373± SQ. FT. home features hard wood flooring throughout with three bedrooms, 1 1/2 baths, heated breezeway and deck. Terms of Sale: A Deposit of \$20,000 by Certified or Bank Cashier's Check Will be Required at Time & Place of Sale. Successful Bidder(s) Must Increase Deposit to 5% of Total Purchase Price Within 3 Business Days. All Other Terms to be Announced at Time of Sale. Buyer to do Own Due Diligence. NO INSPECTION CONTINGENCY. NO FINANCING CONTINGENCY. NO REPRESENTATIONS; NO WARRANTIES. "AS IS" SALE OF REAL PROPERTY. Open House - Sunday, May 1, 12 PM -1 PM.**

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 Auction**

Entry Only: **No**

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

Showing: Buyer-Agent: **Call List Office, Call List Agent**

Showing: Facilitator: **Call List Office, Call List Agent**

Special Showing Instructions: **Open House - Sunday, May 1, 12 PM -1 PM.**

Market Information

Listing Date: **4/14/2022**

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

Expiration Date:

Original Price: **\$0**

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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