



**MLS # 72998186 - New
Single Family - Detached**

62 Brewster Drive Needham, MA 02492 Norfolk County	List Price: \$925,000
Style: Colonial	Total Rooms: 8
Color:	Bedrooms: 4
Grade School:	Bathrooms: 1f 1h
Middle School:	Main Bath:
High School:	Fireplaces: 1
Approx. Acres: 0.24 (10,411 SqFt)	Approx. Street Frontage:
Handicap Access/Features: Yes	
Directions: Please use GPS from your location	

Remarks

To Settle Estate. Great Location! House needs complete rehab. Subject to license to sell. House is being sold in "as is" condition. Four Bedroom, One and a Half Bath, Colonial with One-Car Attached Garage. First Showings at Open Houses Saturday 6/18/22 from 12:00-2:00 and Sunday 6/19/22 from 12:00-2:00. All Offers, if any, are requested by Monday 6/20/22 by 2:00 p.m. Please follow social distancing protocols at all times during open houses. Please see additional showing instructions and offer instructions attached.

Property Information

Approx. Living Area Total: 1,840 SqFt	Living Area Includes Below-Grade SqFt: Yes	Living Area Source: Public Record
Approx. Above Grade: 1,532 SqFt	Approx. Below Grade: 308 SqFt	
Living Area Disclosures:		
Heat Zones: 1 Gas	Cool Zones: 1 Central Air	
Parking Spaces: 4 Off-Street	Garage Spaces: 1 Attached	
Disclosures: The source of all representations are from the Owner or a public source; Broker has not verified same. It is recommended that Buyer, or Buyers' attorney, independently verify all info. There may be recording devices in/on the premises (such as Alexa/Amazon/Google/Ring Doorbell/etc.). See attached		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	13X22	-
Dining Room:	1	12X13	-
Kitchen:	1	14X12	-
Main Bedroom:	2	13X17	-
Bedroom 2:	2	10X12	-
Bedroom 3:	2	14X13	-
Bedroom 4:	2	12X12	-
Bath 1:	1		Bathroom - Half
Bath 2:	2		Bathroom - Full
Other:	B	22X14	-
Foyer:	1	14X10	-

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Medical Facility, Highway Access, House of Worship, Public School**
 Basement: **Yes Full**
 Beach: **No**
 Construction: **Frame**
 Electric: **200 Amps**
 Energy Features: **Storm Windows**
 Exterior: **Vinyl**
 Exterior Features: **Deck**
 Flooring: **Plywood, Tile**
 Foundation Size: **Unknown**
 Foundation Description: **Poured Concrete**
 Handicap Amenities: **Chair Lift**
 Hot Water: **Natural Gas**
 Insulation: **Unknown**
 Interior Features: **Cable Available**
 Lot Description: **Paved Drive**
 Road Type: **Public**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn: **No**
 Lead Paint: **Unknown**
 UFFI: Warranty Features: **No**
 Year Built: **1974** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #:
 Assessed: **\$802,000**
 Tax: **\$10,722** Tax Year: **2022**
 Book: **11624** Page: **618**
 Cert:
 Zoning Code: **SRB**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Gas Range, for Electric Dryer**

Water Utilities: **City/Town Water**

Waterfront: **No**

Map: **117** Block: **0009** Lot:

Compensation

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

Facilitator: **2.0%**

Compensation Based On: **Net Sale Price**

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