MLS # 73045837 - Price Changed
Single Family - Detached

56 William Kelley Road
Stoughton, MA 02072
Norfolk County

List Price: **$639,000**

Style: **Raised Ranch, Split Entry**
Color: **Grey**
Grade School:
Middle School:
High School: **Stoughton HS**
Approx. Acres: **0.41 (17,803 SqFt)**
Handicap Access/Features: **Yes**
Directions: **Please use GPS from your location**

Total Rooms: **9**
Bedrooms: **3**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage: **150 Ft.**

Remarks

Great Location! Many updates in the past 5 years. Newer Roof. Energy efficient hot water heater. Finished Lower Level - Possible In-Law arrangement with special permit (see attached). Large Three Car Detached Garage with finished rooms above on second level. Deck overlooks large backyard. Easy access to Town, Train, Highways. Great Value! House is being sold in "as is" condition. ** Please Note: There are recording devices on the premises. Masks must be worn during all showings **** Please visit town hall for all other updates and permits.**

Property Information

Approx. Living Area Total: **2,047 SqFt**
Approx. Above Grade: **2,047 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Public Record**

Heat Zones: **Forced Air, Electric Baseboard, Gas, Ductless Mini-Split System**
Cool Zones: **1 Central Air**
Parking Spaces: **10 Off-Street**
Garage Spaces: **3 Detached**
Disclosures: **Ask Agent - Kitchen in Basement under special permit (see attached). There are recording devices in/on the premises. All representations are from the Owner or public source;Broker has not verified same.Buyer, Buyers' agent or attorney to independently verify all info.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X13	-
Dining Room:	1	12X10	-
Family Room:	B	19X22	Fireplace
Kitchen:	1	12X11	-
Main Bedroom:	1	14X12	-
Bedroom 2:	1	10X11	-
Bedroom 3:	1	13X10	-
Bath 2:	1		Bathroom - Full, Handicap Accessible
Bath 3:	B		Bathroom - Full
Other:	B	11X12	-
Other:	B	11X09	-
Other:	B	11X11	-

Features

Appliances: **Range, Wall Oven, Dishwasher, Disposal, Microwave**
Area Amenities: **Public Transportation, Shopping**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Exterior: **Vinyl**
Exterior Features: **Deck**
Flooring: **Wood, Tile, Wall to Wall Carpet, Laminate**
Foundation Size: **Unknown**
Foundation Description: **Poured Concrete**
Handicap Amenities: **Ramp(s)/No Steps**
Hot Water: **Other (See Remarks)**
Lot Description: **Paved Drive**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1977** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$459,400**
Tax: **$6,619.95** Tax Year: **2022**
Book: **24469** Page: **209**
Cert:
Zoning Code: **RB**
Map: **0077** Block: **0069** Lot:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.0%**
Facilitator: **2.0%**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Office: Camber Real Estate, Inc. (781) 828-2398

Agent: Anthony Camarra (781) 828-2398

Team Member(s): Jennifer Camarra Draper (617) 584-9179;Kristin Camarra (781) 828-2398

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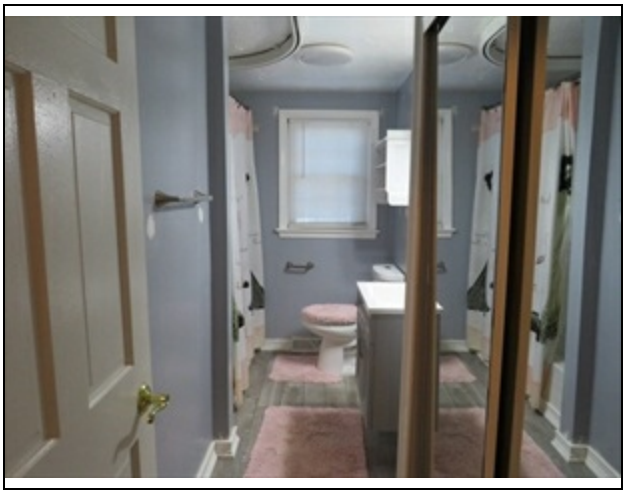

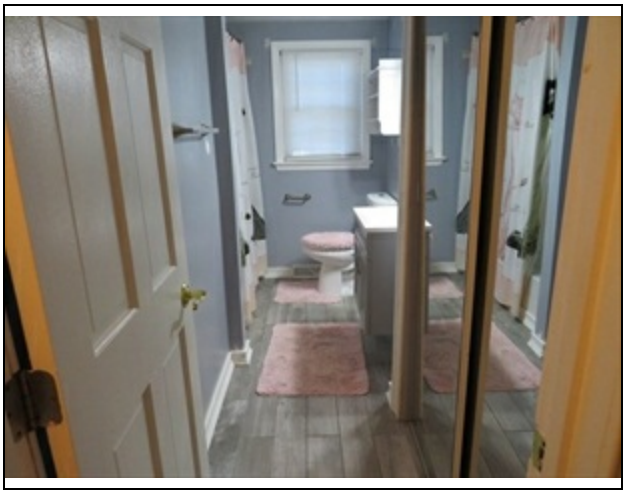

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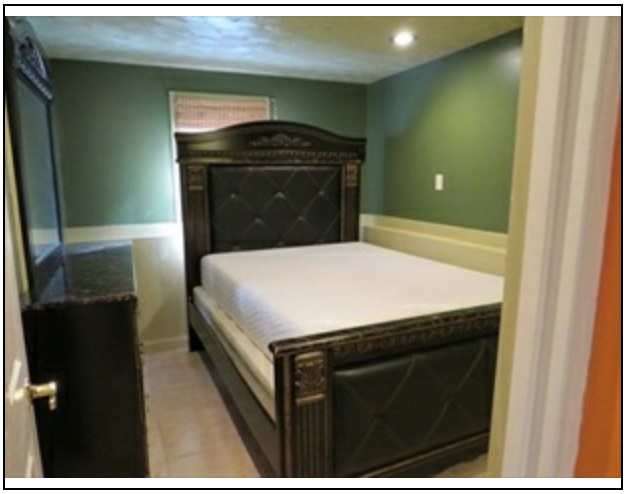

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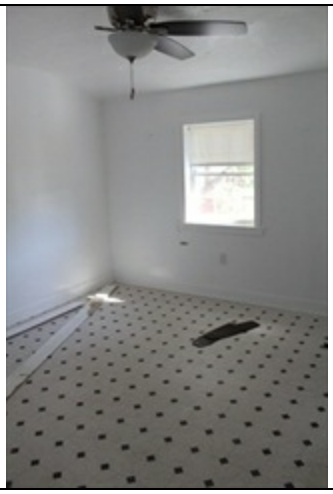

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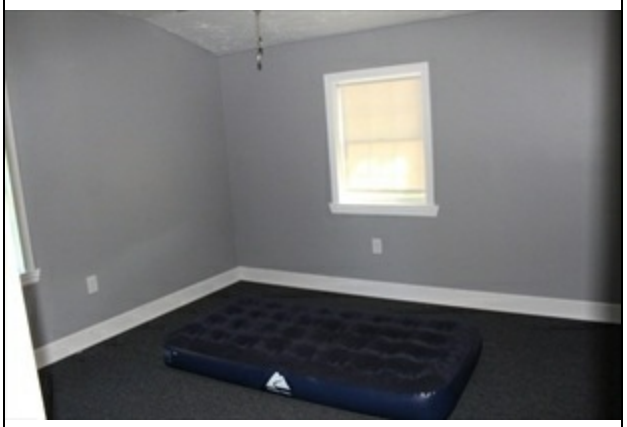

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7.2. "TEMPORARY ADDITIONAL LIVING AREA"

7.2.1 General. The Building Inspector may grant an occupancy permit for temporary additional living quarters provided the following conditions are met. The owner shall submit plans for approval by Building Inspector showing proposed floor plan and parking and satisfying the conditions set forth below:

1. The owner must be the occupant of the residence.

2. Living areas must be within the same principal structure.

3. Not more than one (1) bedroom shall be permitted, and gross floor area shall not exceed 800 square feet.

4. Kitchen facilities shall be of a type readily removable.

5. That there shall be a maximum of two (2) people occupying the living area.

6. The applicant must provide satisfactory proof of kinship.

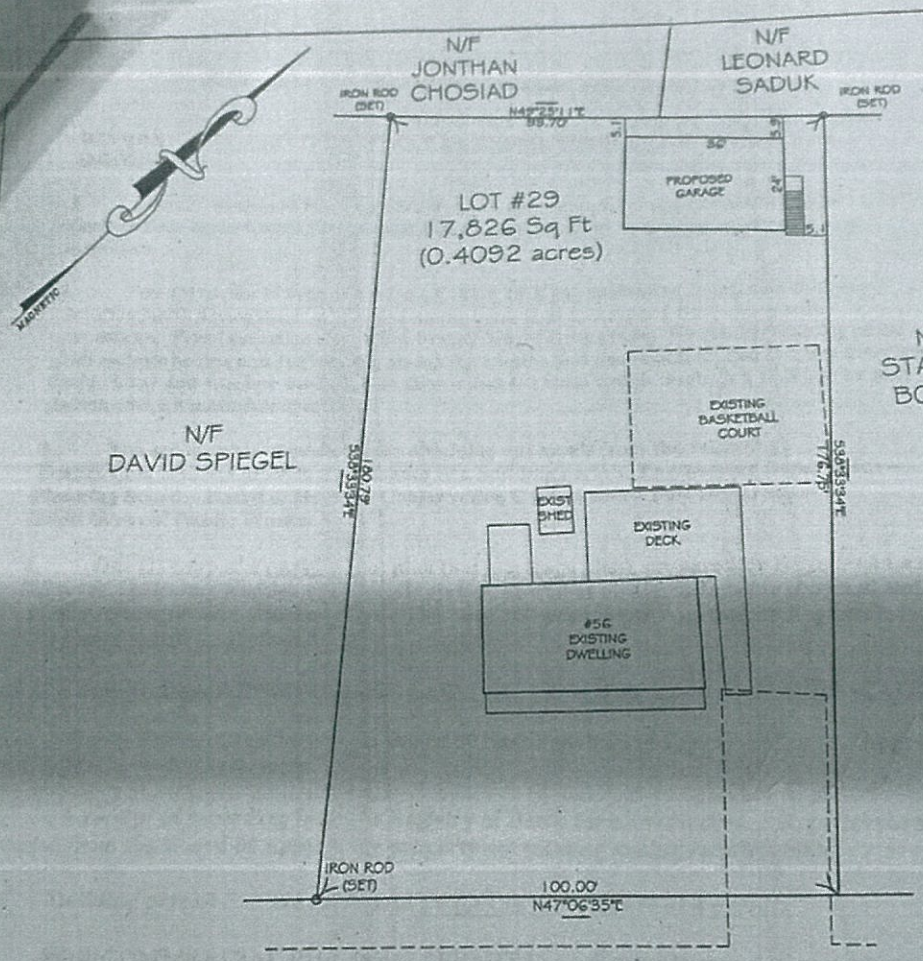
7. Only one (1) permit will be allowed per locus.

8. No new entrances for the living quarters will be allowed/required; existing entrances will be used by all parties involved.

9. Prior to the grant of any occupancy certificate, the owner shall record an affidavit at the Registry of Deeds stating compliance with the conditions set forth above. The Building Inspector must be notified upon cessation of occupancy. The owner shall then record a discharge at the Registry of Deeds within 60 days.

10. Any occupancy permit shall terminate upon transfer of the premises; provided, however, that a transferee may request renewal of the permit prior to sale, if said transferee qualifies as set forth above.

Commonwealth of Massachusetts



WILLIAM KELLY ROAD

COMMONWEALTH OF MASSACHUSETTS
ARTHUR F. BORDEN #35775
PROFESSIONAL LAND SURVEYOR

PROFESSIONAL LAND SURVEYOR

10/1/2015
DATE

PROPOSED GARAGE
AT
#56 WILLIAM KELLY ROAD
LOCATED IN:
Stoughton, Massachusetts
PREPARED FOR:
LUIS APONTE
SCALE 1" = 30' SEPTEMBER 14, 2015

Arthur F. Borden & Associates, Inc
Professional Land Surveyors & Civil Engineers
#302 Broadway - Unit #4 – Raynham, Massachusetts 02767
(508) 880-3439 WWW.AFBSURVEY.COM