

### MLS # 73054997 - Active Single Family - Detached

1049 Washington Street<br/>Canton, MA 02021<br/>Norfolk CountyList Price<br/>Color:<br/>Style: VictorianList Price<br/>Norfolk CountyStyle: VictorianTotal RoColor: GreyBedroomGrade School:BathroodMiddle School: Galvin MSMain BaHigh School: Canton HSFireplaceApprox. Acres: 0.87 (38,000 SqFt)Approx.Handicap Access/Features:Directions: Please use GPS from your location

- List Price: \$1,200,000
- Total Rooms: **12** Bedrooms: **5** Bathrooms: **4f 0h** Main Bath: **Yes** Fireplaces: **1** Approx. Street Frontage:

#### Remarks

Large Victorian (approx. 5,000 +/- sq. ft.) located in walking distance to High School, Town Center and Trains. Easy highway access. Great location. Ideal for Professional or possible InLaw arrangement or Au Pair Suite. Spacious rooms throughout. 5 Bedrooms, 4 Full Baths. 4 separate heat & A/C zones. Large Gourmet Kitchen with walk-in pantry. Stunning Sun Room with large wrap-around deck and patio. Balcony off large Main Bedroom with Private Bath and Two Large Walk-in Closets. Two Car Garage Under. Abuts conservation land. Best Value! Shown by appointment only.

#### **Property Information**

Approx. Living Area Total: **4,996 SqFt** Approx. Above Grade: **4,996 SqFt** Living Area Disclosures:

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

Living Area Source: Public Record

Heat Zones: 4 Gas

Parking Spaces: 6 Off-Street

Disclosures: Ask Broker. The source of all representations are from the Owner or public source; Broker has not verified same. It is recommended that Buyer, Buyers' agent or attorney, independently verify all info. There may be recording devices in/on the premises (such as Alexa/Amazon/Google/Ring Doorbell/etc)

Cool Zones: 4 Central Air

Garage Spaces: 2 Attached

#### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	15X14	Flooring - Hardwood
Dining Room:	1	13X14	Fireplace, Flooring - Hardwood
Family Room:	1	28X24	Flooring - Hardwood, Balcony / Deck
Kitchen:	1	20X23	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid
Main Bedroom:	2	20X17	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood, Balcony / Deck
Bedroom 2:	2	12X15	Flooring - Hardwood
Bedroom 3:	2	15X11	Flooring - Hardwood
Bedroom 4:	2	13X14	Flooring - Hardwood
Bedroom 5:	2	12X18	Flooring - Hardwood
Sun Room:	1	30X11	-
Office:	1	17X13	-
Other:	1	13X13	-
Workshop:	В	11X20	-

#### Features

Appliances: Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer Area Amenities: Public Transportation, Shopping, Park, Golf Course, Conservation Area, Highway Access, House of Worship, Private School, Public School, T-Station Basement: Yes Garage Access, Unfinished Basement Beach: No Construction: Frame Electric: 200 Amps Energy Features: Insulated Windows, Insulated Doors Exterior Features: Porch, Deck, Deck - Wood, Balcony, Gutters, Storage Shed, Professional Landscaping Flooring: Wood, Tile Foundation Size: Unknown Foundation Description: Poured Concrete, Fieldstone Hot Water: Natural Gas Insulation: Partial, Fiberglass Interior Features: Cable Available Lot Description: Paved Drive

#### Other Property Info

Adult Community: **No** Disclosure Declaration: **No** Exclusions: Home Own Assn: **No** Lead Paint: **Unknown** UFFI: Warranty Features: **No** Year Built: **1880** Source: **Public Record** Year Built Description: **Actual**, **Renovated Since** Year Round: Short Sale w/Lndr. App. Req: **No** Lender Owned: **No** 

### Tax Information

Pin #: Assessed: **\$932,900** Tax: **\$10,588.42** Tax Year: Road Type: Public Roof Material: Asphalt/Fiberglass Shingles Sewer Utilities: City/Town Sewer Utility Connections: for Gas Range, for Gas Oven Water Utilities: City/Town Water Waterfront: No

#### 2022

Book: **15225** Page: **504** Cert: Zoning Code: **SRB** Map: **28** Block: Lot:

#### Compensation

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

#### **Office/Agent Information**

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

Agent: Anthony Camarra (781) 820-6944

# Single Family - Detached List Price: \$1,200,000





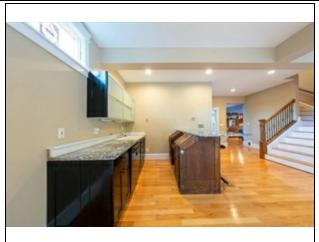




















# Single Family - Detached List Price: \$1,200,000

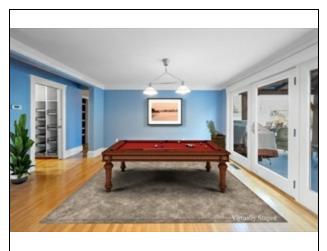












### Single Family - Detached List Price: \$1,200,000









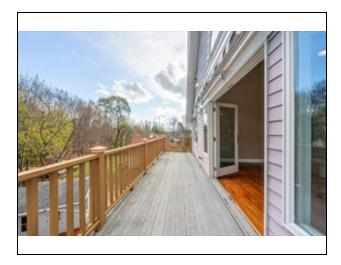




# Single Family - Detached List Price: \$1,200,000

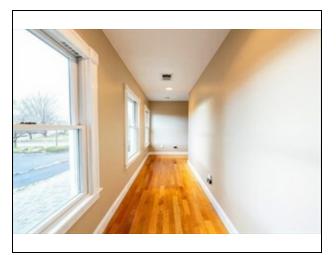






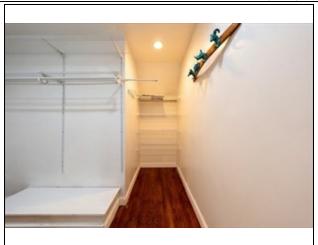


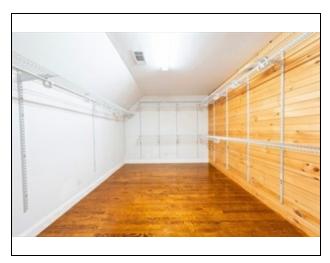




# Single Family - Detached List Price: \$1,200,000













# Single Family - Detached List Price: \$1,200,000











