



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

**1049 Washington Street  
Canton, MA 02021  
Norfolk County**

List Price: **\$1,200,000**

Style: **Victorian**

Total Rooms: **12**

Color: **Grey**

Bedrooms: **5**

Grade School:

Bathrooms: **4f 0h**

Middle School: **Galvin MS**

Main Bath: **Yes**

High School: **Canton HS**

Fireplaces: **1**

Approx. Acres: **0.87 (38,000 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Directions: **Please use GPS from your location**

**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**

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

Living Area Source: **Public Record**

Approx. Above Grade: **4,996 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **4 Gas**

Cool Zones: **4 Central Air**

Parking Spaces: **6 Off-Street**

Garage Spaces: **2 Attached**

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)**

**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:	B	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 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) 820-6944

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