



MLS # 73162085 - Price Changed

Single Family - Detached

**18 Holly Road
Holbrook, MA 02343
Norfolk County**

List Price: **↓ \$589,000**

Style: **Colonial, Contemporary**

Total Rooms: **9**

Color:

Bedrooms: **4**

Grade School:

Bathrooms: **2f 0h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **0**

Approx. Acres: **0.11 (5,000 SqFt)**

Approx. Street Frontage: **75 Ft.**

Handicap Access/Features:

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

Remarks

Great Value! You won't be disappointed with this beautiful, open-floor-plan Colonial, featuring first floor Main Bedroom or Guest Room. Large Second Floor Bedroom Suite. Modern Kitchen. First floor office area. MiniSplits for A/C. One Car Garage (with new garage door) or Large Storage Shed with Attached Sun Room. Ring Doorbell. House is being sold in "as is" condition.

Property Information

Approx. Living Area Total: **2,958 SqFt**

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

Living Area Source: **Public Record**

Approx. Above Grade: **2,958 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **Oil**

Cool Zones: **3 Wall AC**

Parking Spaces: **4 Off-Street**

Garage Spaces: **1 Detached**

Disclosures: **Team Member has financial interest in this property. Property requires flood insurance. Recording and Security system in place. The source of all representations are from the Owner or public source; Broker has not verified same. Buyer, Buyers' agent or attorney, should independently verify all info**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18X16	-
Dining Room:	1	12X11	-
Kitchen:	1	15X11	-
Main Bedroom:	1	22X12	-
Bedroom 2:	2	15X14	-
Bedroom 3:	2	16X12	-
Bedroom 4:	2	17X28	-
Other:	1	10X10	-
Office:	1	13X10	-
Foyer:	1	12X08	-

Features

Appliances: **Dishwasher, Disposal, Microwave, Refrigerator**

Area Amenities: **Public Transportation, Shopping**

Basement: **Yes Crawl**

Beach: **Yes Lake/Pond**

Construction: **Frame**

Electric: **200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Composite**

Exterior Features: **Greenhouse**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size: **Unknown**

Foundation Description: **Poured Concrete**

Hot Water: **Electric**

Insulation: **Fiberglass**

Interior Features: **Security System, Other (See Remarks)**

Lot Description: **Level**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Terms: **Contract for Deed**

Utility Connections: **for Electric Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**

Exclusions:

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1960** Source: **Public Record**

Year Built Description: **Actual**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$559,100**

Tax: **\$8,599** Tax Year: **2023**

Book: **35032** Page: **310**

Cert:

Zoning Code: **R3**

Map: **40** Block: Lot: **336-00**

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

Team Member(s): Suzette Clinton Dixon ☎ (617) 650-0973

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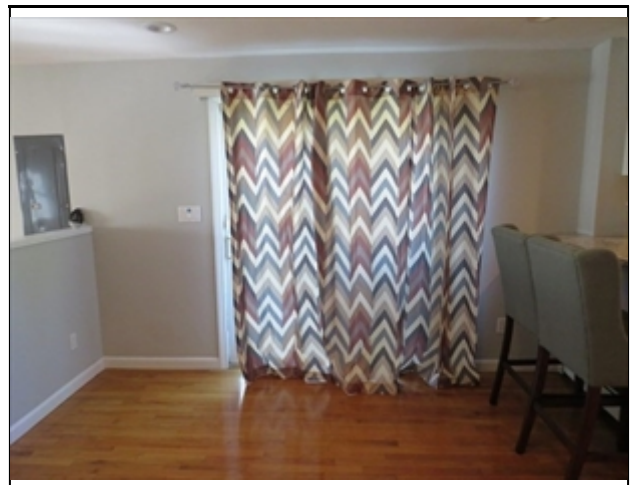
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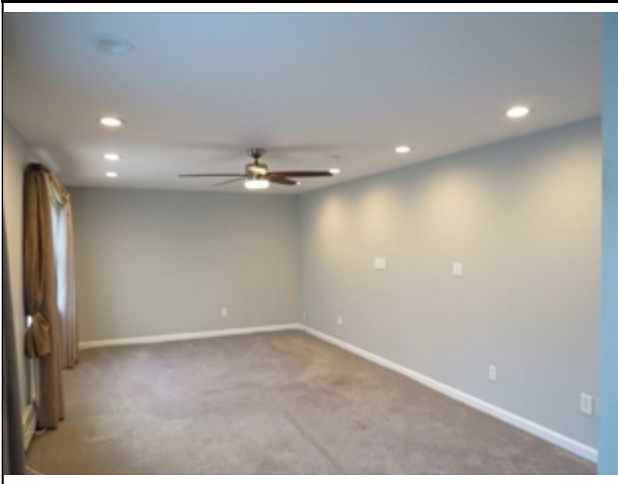
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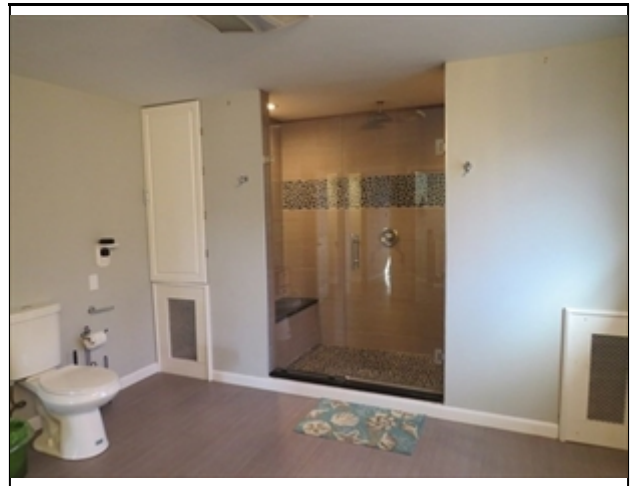
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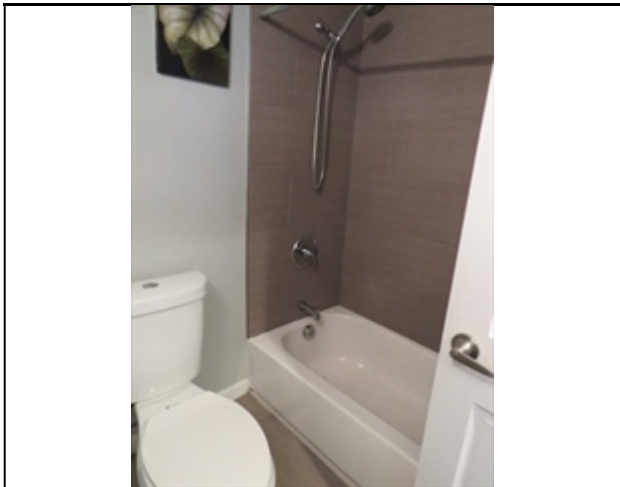
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