



**MLS # 73184123 - Active**  
**Single Family - Detached**

**429 East Foxboro Street**  
**Sharon, MA 02067**  
**Norfolk County**

Style: **Raised Ranch**  
Color: **Beige**  
Grade School:  
Middle School:  
High School: **Sharon HS**  
Approx. Acres: **1.38 (60,000 SqFt)**  
Handicap Access/Features:  
Directions: **Please use GPS from your location**

List Price: **\$689,000**

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

**Remarks**

**To Settle Estate - This three bedroom, 2 full bath Raised Ranch situated on approximately 60,000 (+/-) sq. ft of land - see plan attached. New Septic, New garage door, New front stairs, Newer heating system. Propane Stove, Fireplace insert for lower level - House still needs some updating -Private Well also on property. Being sold in "as is" condition. Easy access to all major highways and shopping. Great Value!**

**Property Information**

Approx. Living Area Total: **1,184 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **1,184 SqFt** Approx. Below Grade:  
Living Area Disclosures:

Heat Zones: **2 Hot Water Baseboard, Oil** Cool Zones: **0 None**  
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/agent/attorney independently verify all info. There may be recording devices on premises (such as Alexa/Ring/etc)**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>15X15</b>	-
Dining Room:	<b>1</b>	<b>10X11</b>	-
Kitchen:	<b>1</b>	<b>12X11</b>	-
Main Bedroom:	<b>1</b>	<b>10X14</b>	-
Bedroom 2:	<b>1</b>	<b>11X10</b>	-
Bedroom 3:	<b>1</b>	<b>10X15</b>	-
Other:	<b>B</b>	<b>23X12</b>	-
Other:	<b>B</b>	<b>11X11</b>	-
Other:	<b>B</b>	<b>14X23</b>	-

**Features**

Appliances: **Refrigerator**  
Area Amenities: **Public Transportation, Shopping, Highway Access, House of Worship, Public School**  
Basement: **Yes Full**  
Beach: **Yes Lake/Pond**  
Beach Ownership: **Public**  
Beach - Miles to: **1 to 2 Mile**  
Construction: **Frame**  
Electric: **100 Amps**  
Energy Features: **Storm Windows**  
Exterior: **Vinyl**  
Exterior Features: **Porch - Enclosed**  
Flooring: **Plywood, Tile, Wall to Wall Carpet**  
Foundation Size: **Unknown**  
Foundation Description: **Poured Concrete**  
Interior Features: **Cable Available**  
Lot Description: **Corner**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Utility Connections: **for Electric Range**  
Water Utilities: **City/Town Water, Other (See Remarks)**  
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: **1973** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$567,500**  
Tax: **\$10,550** Tax Year: **2023**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **R**  
Map: 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

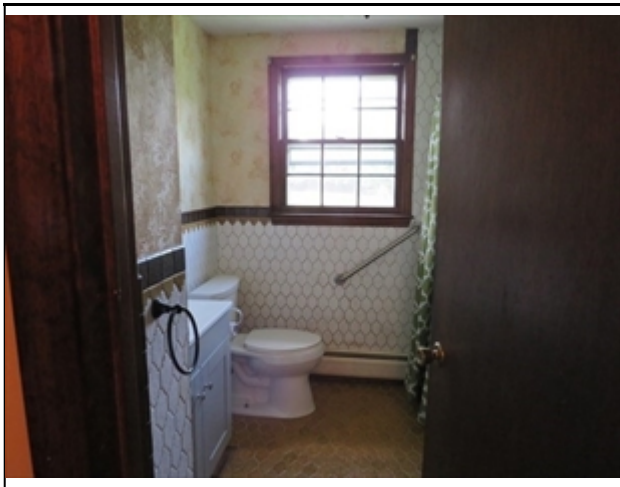
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429 East Foxboro Street, Sharon, MA 02067

Single Family - Detached  
List Price: \$689,000



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**NOTES**

1. THIS PLAN IS INTENDED TO CREATE A SEPARATE NON-BUILDABLE LOT (PLOT B) FROM THE EXISTING 1.377 ACRES OF PLOT A.
2. THE SUBJECT PROPERTY IS LOCATED AS LOT 11, A ON THE 'GENE OF SHARON' MAP.
3. THE SUBJECT PROPERTY IS DEPICTED AS LOT 11, A ON THE 'GENE OF SHARON' MAP.
4. THE SUBJECT PROPERTY IS DEPICTED AS LOT 11, A ON THE 'GENE OF SHARON' MAP.
5. THE ZONING BY-LAW OF THE TOWN OF SHARON.

**REFERENCES**

- SHERBURN COUNTY RECORDS DE 18418
- DEED BOOK 439 PAGE 309
- DEED BOOK 439 PAGE 310
- DEED BOOK 439 PAGE 311
- DEED BOOK 444 PAGE 685
- DEED BOOK 444 PAGE 686
- DEED BOOK 444 PAGE 687
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**PREPARED FOR:**

NICHOLAS G. DISSO

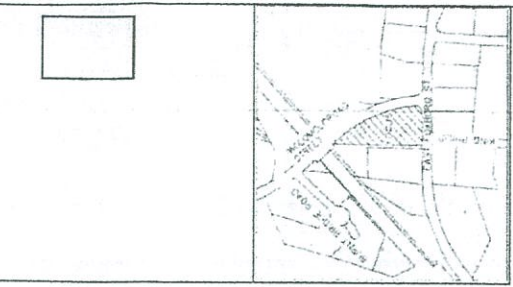


**LOCATED AT:**

429 EAST FOXBORO ROAD  
SHARON, MASSACHUSETTS

**DATE:**

07/14/2023



VICINITY

**PLAN OF LAND  
IN  
SHARON, MASS**

PREPARED FOR:  
NICHOLAS G. DISSO

LOCATED AT:

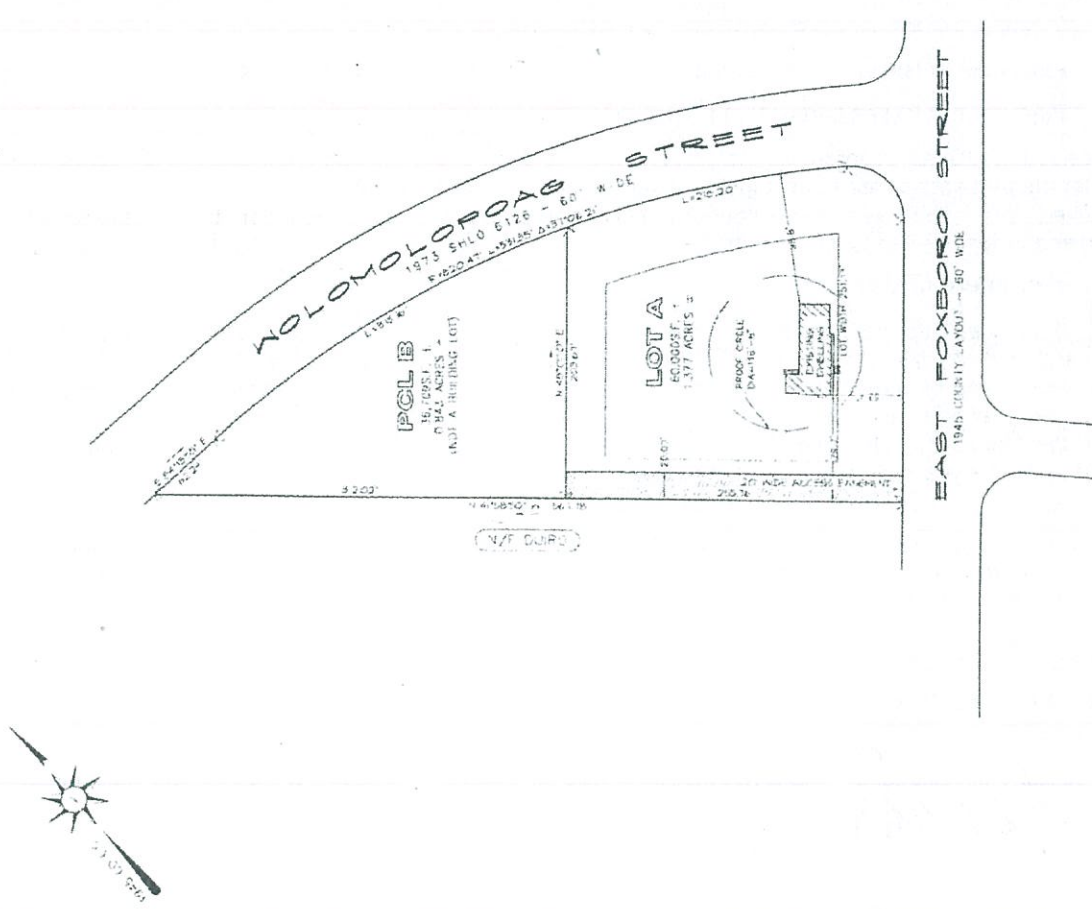
429 EAST FOXBORO ROAD  
SHARON, MASSACHUSETTS



THOMAS D. WATERMAN & ASSOCIATES, INC.  
Land Surveyors | Construction Layout | DMS Mapping  
Family Owned and Operated Since 1970

http://www.watermansurveyors.com  
2 Waterman Way, Sharon, MA 02021  
P (978) 461-0711, F (978) 461-1111

Project No.	232810	Date:	07/14/2023
Drawn By:		Checked By:	
Sheet:	07/14/2023		



No.	Description	By	Date



## PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

### Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i)  Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

Lead Inspection Report;  Risk Assessment Report;  Letter of Interim Control;  Letter of Compliance

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

### Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) \_\_\_\_\_ Purchaser or lessee purchaser has received copies of all documents checked above.

(d) \_\_\_\_\_ Purchaser or lessee purchaser has received no documents.


(e) \_\_\_\_\_ Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) \_\_\_\_\_ Purchaser or lessee purchaser has (check (i) or (ii) below):

(i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

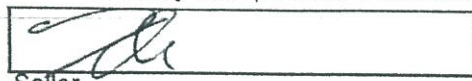
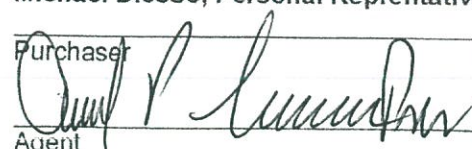
### Agent's Acknowledgment (initial)

(g)  Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) \_\_\_\_\_ Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law - either through full deleading or interim control - if it was built before 1978 and a child under six years old resides or will reside in the property.

### Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

	11/28/2023	_____	_____
Seller	Date	Seller	Date
Michael Diesso, Personal Representative			
_____	_____	_____	_____
Purchaser	Date	Purchaser	Date
	11/28/2023	_____	_____
Agent	Date	Agent	Date
Anthony P. Camarra			

Property Address: 429 E. Foxboro Street, Sharon, MA 02067