



**MLS # 73222545 - New**  
**Single Family - Detached**

**388 Winter Street**  
**Hanson, MA 02341**  
**Plymouth County**  
Style: **Gambrel /Dutch**  
Color: **Green**  
Grade School:  
Middle School:  
High School: **Whitman Hanson**  
Approx. Acres: **0.69 (30,013 SqFt)**  
Handicap Access/Features: **Yes**  
Directions: **Please use GPS from your location**

List Price: **\$849,000**

Total Rooms: **10**  
Bedrooms: **5**  
Bathrooms: **3f 0h**  
Main Bath: **No**  
Fireplaces: **2**  
Approx. Street Frontage: **150 Ft.**

**Remarks**

**Well cared for 4 Bedroom house with separate One Bedroom In-Law Apartment Ready to move in! Hardwood Floors, Crown Molding, Gas Fireplace Insert in Formal Living Room. Formal Dining Room. Family Room leading to Deck with Private Back Yard. Town Water plus Well. Nicely Finished Basement with Separate Laundry Room, Craft Room, Extra Storage. Large Oversized Two Car Attached Garage, Great Value! Too many amenities to list! First Showings at Open Houses Saturday 4/13/2024 from 12:00-2:00 and Sunday 4/14/2024 from 12:00-2:00 - All highest and best offers, if any, are due by Monday 4/15/2024 by 2:00 p.m.**

**Property Information**

Approx. Living Area Total: **2,770 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**  
Approx. Above Grade: **2,314 SqFt** Approx. Below Grade: **456 SqFt**  
Living Area Disclosures:

Heat Zones: **2 Hot Water Baseboard, Gas, Electric**

Cool Zones: **1 Window AC**

Parking Spaces: **4 Off-Street**

Garage Spaces: **2 Attached, Garage Door Opener**

Disclosures: **Fireplace in basement is non-functioning. 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 the premises (such as Alexa/Ring/etc.)**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1	16X14	-
Dining Room:	1	14X12	-
Family Room:	1	17X12	-
Kitchen:	1	14X12	-
Main Bedroom:	2	23X13	-
Bedroom 2:	2	11X14	-
Bedroom 3:	2	11X12	-
Laundry:		14X20	-
Mud Room:	1	06X05	-
Den:	1	13X12	-
Other:	B	19X24	-
Other:	B	14X20	-
Inlaw Apt.:	2	19X15	-
Inlaw Apt.:	2	15X15	-

**Features**

Appliances: **Range, Dishwasher, Microwave, Countertop Range, Refrigerator**  
Area Amenities: **Shopping, Golf Course, Highway Access, Public School**  
Basement: **Yes Full, Finished, Walk Out, Concrete Floor**  
Beach: **No**  
Construction: **Frame**  
Electric: **150 Amps**  
Energy Features: **Insulated Windows**  
Exterior: **Clapboard, Shingles**  
Exterior Features: **Deck - Composite**  
Flooring: **Wood, Tile, Wall to Wall Carpet, Hardwood, Vinyl / VCT**  
Foundation Size: **Unknown**  
Foundation Description: **Poured Concrete**  
Handicap Amenities: **Extra Wide Doors**  
Hot Water: **Natural Gas**  
Insulation: **Fiberglass**  
Interior Features: **Cable Available**  
Lot Description: **Wooded, Paved Drive, Cleared, Gentle Slope**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Not Done**  
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup**  
Water Utilities: **City/Town Water, Private Water**  
Waterfront: **No**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions: **Curtains are excluded**  
Facing Direction: **Northwest**  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1971** Source: **Public Record**  
Year Built Description: **Actual**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #:  
Assessed: **\$614,700**  
Tax: **\$8,225** Tax Year: **2024**  
Book: **0** Page: **0**  
Cert:  
Zoning Code: **100**  
Map: **98** 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

**Team Member(s):** Lawrence Hickey (617) 571-7475

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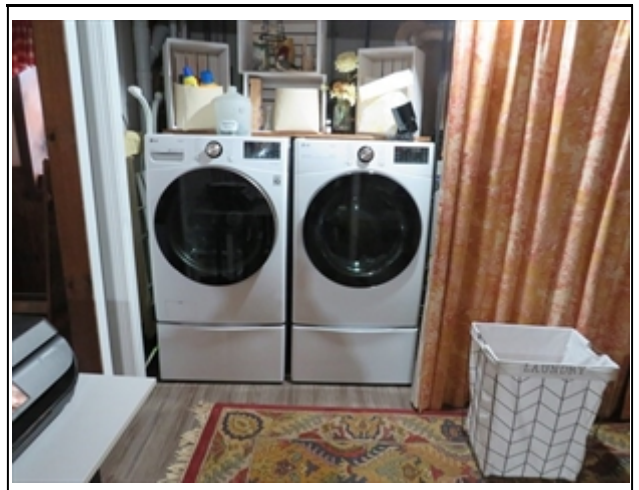
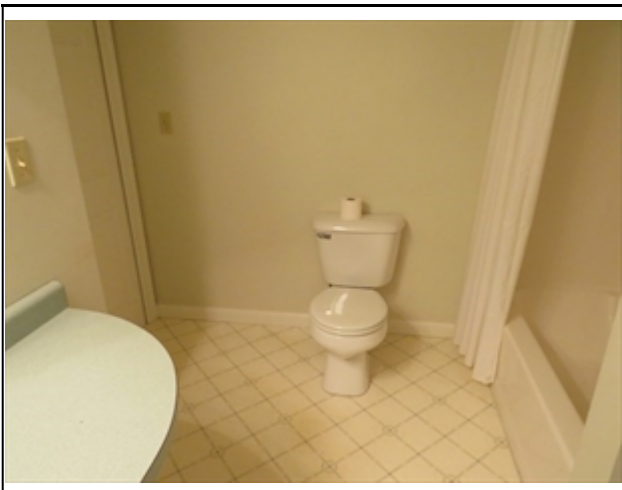
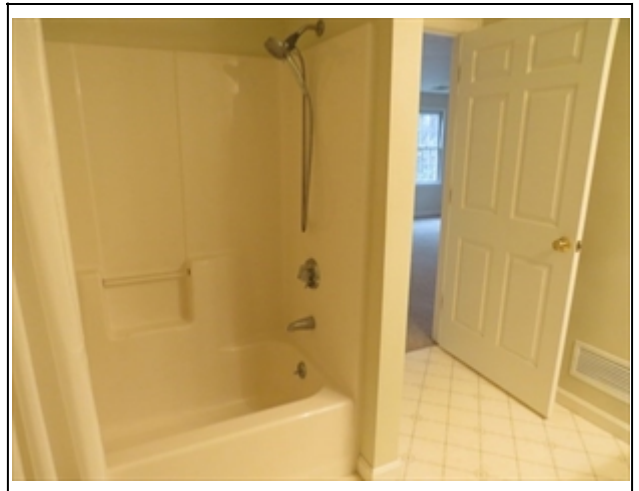
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## PROPERTY TRANSFER NOTIFICATION CERTIFICATION

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) MCB 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.

John E. Bullock, Jr.  
Seller  
Date 4/4/24

Donna M. Bullock  
Seller  
Date 4/4/24

Purchaser

Date

Purchaser

Date

Agent

Date

Agent

Date

Anthony P. Camarra, President

Property Address: 388 Winter Street, Hanson, MA 02341



# **OFFER INSTRUCTIONS FOR AGENTS**

*Thank you for viewing the property at:*

## **388 Winter Street – Hanson, MA**

First Showings will take place at the **Open Houses on Saturday April 13, 2024 and Sunday April 14, 2024 from 12:00-2:00 p.m.**

**\*\* All highest and best offers, if any, are due by Monday April 15, 2024 by 2:00 pm \*\***

Should you decide to make an offer, please be sure to include all the following information:

- Mandatory Agency Disclosure
- Offer to Purchase
- Offer to Purchase Contingency Addendum
- Property Transfer Notification Certification (if applicable – attached to listing sheet)
- Pre-approval Letter or Proof of Funds \*
- Copy of Deposit Check \*

**\* Please be sure to block off routing numbers and account numbers from the deposit check and account number(s) from bank account(s), (if providing proof of funds), if not sending in a secure email format.**

Please email offers to all the following emails:

Tony: [tonyc@camberrealestate.com](mailto:tonyc@camberrealestate.com) (listing agent)

Kristin: [kristincamarra@gmail.com](mailto:kristincamarra@gmail.com) (office admin)

Office: [camberoffers@gmail.com](mailto:camberoffers@gmail.com)

Please note that we will confirm receipt of your email. If you do not receive a confirmation email from us within two hours of sending your offer, please contact our office at **781-828-2398**, as that means we did not receive your email.

Thank you.

Best Regards,  
Tony Camarra, President  
CRS, GRI, CBR, SRES, CMRS, SRS