

**MLS # 73336642 - New
Single Family - Detached**



**116 Juniper Drive
Norwood, MA 02062
Norfolk County**

List Price: **\$569,000**

Style: **Ranch**
Color: **Tan**
Grade School:
Middle School:
High School: **Norwood HS**
Approx. Acres: **0.23 (9,934 SqFt)**
Handicap Access/Features: **No**
Directions: **Please use GPS from your location**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage: **100 Ft.**

Great Location! This Ranch features Three Bedrooms, One Full Bath, and One-Car Garage Under. Fireplaced Living Room. Full Basement. Newer oil tank and Deck. Storage Shed in backyard. Being sold in "as is" condition. Needs some TLC. First Showings at Open Houses Saturday 2/22/2025 from 12:00-2:00 and Sunday 2/23/2025 from 12:00-2:00. All offers, if any, are due by Monday 2/24/2025 by 2:00 p.m.

Property Information

Approx. Living Area Total: **1,058 SqFt**
Approx. Above Grade: **1,058 SqFt**
Living Area Disclosures:

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

Living Area Source: **Public Record**

Heat Zones: **1 Oil**

Cool Zones: **None**

Parking Spaces: **4 Off-Street**

Garage Spaces: **1 Under**

Disclosures: **The source of all representations are from the Owner/public sources; Broker has not verified same. It is recommended that Buyer/agent/attorney independently verify all information. There may be recording devices on property (such as Alexa / Ring Doorbell / etc)**

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|----------|--------------|------------------|
| Living Room: | 1 | 23X14 | Fireplace |
| Kitchen: | 1 | 10X11 | - |
| Main Bedroom: | 1 | 11X14 | - |
| Bedroom 2: | 1 | 10X10 | - |
| Bedroom 3: | 1 | 11X13 | - |
| Bath 1: | 1 | - | - |
| Laundry: | B | - | - |
| Other: | B | - | - |
| Other: | B | - | - |

Features

Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**

Area Amenities: **Public Transportation, Shopping, Medical Facility, Highway Access, House of Worship, Public School, T-Station**

Basement: **Yes Full, Unfinished Basement**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 200 Amps**

Energy Features: **Insulated Windows**

Exterior: **Shingles**

Exterior Features: **Deck, Storage Shed**

Flooring: **Wood**

Foundation Size: **Unkown**

Foundation Description: **Poured Concrete**

Hot Water: **Tankless**

Insulation: **Unknown**

Interior Features: **Cable Available**

Lot Description: **Paved Drive**

Road Type: **Public**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range**

Water Utilities: **City/Town Water**

Waterfront: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1950** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$532,800**

Tax: **\$5,605** Tax Year: **2025**

Book: **0** Page: **0**

Cert:

Zoning Code: **R**

Map: **00021** Block: **00008** Lot: **00141**

Compensation

Sub-Agency: **Not Offered**

Buyer's Broker:

Facilitator:

Compensation Based On:

Office/Agent Information

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

Agent: Kristin Camarra (781) 828-2398

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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) ABC 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.

| | | | |
|--------------------------|----------------|-----------|-------|
| <u>Christine Carroll</u> | <u>10-2-24</u> | _____ | _____ |
| Seller | Date | Seller | Date |
| _____ | _____ | _____ | _____ |
| Purchaser | Date | Purchaser | Date |
| <u>Kristin Carra</u> | <u>10/2/24</u> | _____ | _____ |
| Agent | Date | Agent | Date |

Property Address: 116 JUNIPER DRIVE, NORWOOD, MA 02062

OFFER INSTRUCTIONS FOR AGENTS

Thank you for your interest in the property at:

116 Juniper Drive – Norwood

First Showings will take place at the **Open Houses:**
Saturday February 22, 2025 and Sunday February 23, 2025 from 12:00-2:00

**** All highest and best offers, if any, are due by
Monday February 24, 2025 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:

Kristin: kristincamarra@gmail.com and kristinc@camberrealestate.com (listing agent)

Office: 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