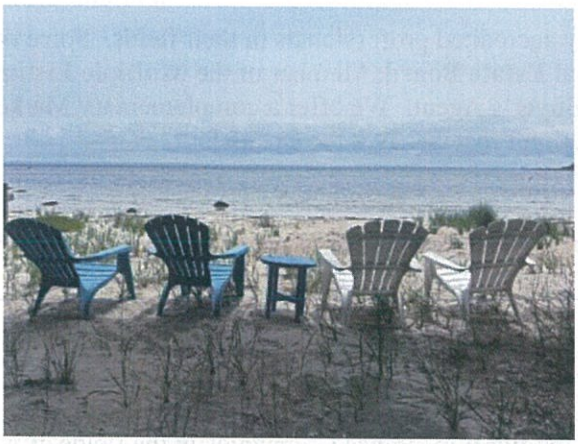
CAMBER REAL ESTATE, INC.

~Established 1986~

Proudly Presents:

7 COVE STREET
MATTAPOISETT

$1,395,000



Wake up and view the ocean from your bedroom and walk right on to your privately deeded beach and enjoy the views of Buzzards Bay. 7 Cove St is a two-bedroom, two full bath elevated beach front home in the Angelica Point neighborhood in scenic Mattapoisett. Features a large front deck facing the ocean and decking surrounding the residence with back views of the salt pond. Much More!

Listing Agent: Howie O'Hara
Cell: 781-789-9409
Email: Howie.araho@gmail.com
Website: www.CamberRealEstate.com

Thinking About Buying or Selling Real Estate?

We at Camber Real Estate, Inc. have been helping people buy and sell homes in the Norfolk County area for over 35 years. During this time, Camber Real Estate, Inc. has earned a reputation for providing superior service and for getting the results our clients and customers want and expect.

Above and beyond that, and most importantly, people have come to know us for our honesty and integrity!

The Sales Associates at Camber Real Estate, Inc. have the real estate training and marketing expertise necessary to help you determine your home selling and buying goals!
We do this through our personal **TEAM** approach to your Real Estate needs!

Whether you are buying, selling, relocating, or need to discuss your Real Estate questions we hope you will come to know us at Camber Real Estate, Inc. as your Real Estate Professionals!

from Tony Camarra, President
and the Sales Team at Camber Real Estate, Inc.

~~~
~~~

MLS # 73391672 - New
Single Family - Detached

7 Cove Street
Mattapoisett, MA 02739
Plymouth County

List Price: **$1,395,000**

Style: **Cape, Other (See Remarks)**
Color: **Weat. Gray**
Grade School:
Middle School:
High School:
Approx. Acres: **0.07 (3,151 SqFt)**
Handicap Access/Features: **No**

Total Rooms: **4**
Bedrooms: **2**
Bathrooms: **2f 0h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage: **32 Ft.**

Directions: **Rte 6 to Prospect to Angelica Ave - Right onto Cove Street (Please use GPS from your location)**

Wake up and view the ocean from your bedroom and walk right on to your privately deeded beach and enjoy the views of Buzzards Bay. 7 Cove St is a two-bedroom, two full bath elevated beach front home in the Angelica Point neighborhood in scenic MATTAPOISETT. Features a large front deck facing the ocean and decking surrounding the residence with back views of the salt pond. Beachside exterior was just renovated with foam insulation and new hurricane windows that wash the vaulted wooden ceiling living space with sunlight. Full propane heat and AC as well as a wood burning fireplace in the living room.Galley kitchen includes butcherblock countertops, gas stove, microwave, dishwasher and stainless refrigerator. Town water and sewer. Wash the salt off in the enclosed outdoor shower at ground level. The residence is security protected and has 3 exterior storage areas. (See Firm Remarks for additional information)

Property Information

Approx. Living Area Total: **910 SqFt**
Approx. Above Grade: **910 SqFt**
Living Area Disclosures:

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

Living Area Source: **Public Record**

Heat Zones: **1 Central Heat, Forced Air**
Parking Spaces: **6 Off-Street**

Cool Zones: **1 Central Air**
Garage Spaces: **0**

Disclosures: **Property is located in a Flood Plain. The source of all representations are from the Owner/public source; Broker has not verified same. It is recommended that Buyer/agent/attorney independently verify all info, including school districts. There may be recording devices on property (Alexa/Ring/etc)**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		-
Dining Room:	1		-
Kitchen:	1		-
Main Bedroom:	2		-
Bedroom 2:	2		-
Bath 1:	1		-
Bath 2:	2		-
Laundry:	2		-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School**
Basement: **No**
Beach: **Yes Ocean, Direct Access**
Beach Ownership: **Private, Association, Deeded Rights**
Beach - Miles to: **0 to 1/10 Mile**
Construction: **Frame**
Electric: **110 Volts, Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Other (See Remarks)**
Exterior: **Shingles**
Exterior Features: **Deck, Balcony, Storage Shed, Screens, Outdoor Shower**
Flooring: **Wood, Wall to Wall Carpet, Hardwood**
Foundation Size: **Unknown**
Foundation Description: **Irregular**
Hot Water: **Propane Gas**
Insulation: **Full, Fiberglass, Spray Foam**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Deck Umbrella.**
Facing Direction: **South**
Home Own Assn: **Yes** HOA Fee: **$250 Yearly**
HOA Mandatory: **No**
Lead Paint: **Unknown**
UFFI: **No** Warranty Features: **No**
Year Built: **1994** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **$702,400**
Tax: **$7,558** Tax Year: **2025**

Interior Features: **Security System, Cable Available, Internet Available - Fiber-Optic**
Lot Description: **Flood Plain, Scenic View(s), Other (See Remarks)**
Road Type: **Private**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Gas Oven, for Electric Dryer**
Water Utilities: **City/Town Water**
Waterfront: **Yes Direct Access, Private**
Water View: **Yes Bay, Harbor, Marsh, Ocean, Private**

Book: **56903** Page: **37**
Cert:
Zoning Code: **W30**
Map: **1.0** Block: Lot: **9.0**

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Seller-Offered Buyer's Broker Compensation:
Seller-Offered Facilitator Compensation:
Seller-Offered Compensation Based On:

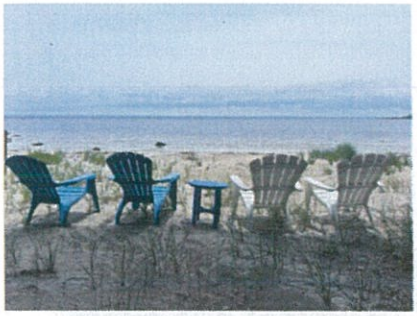
The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content @2025 MLS Property Information Network, Inc.

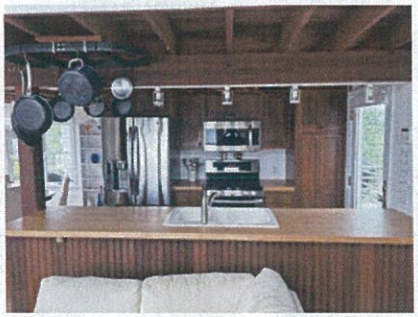
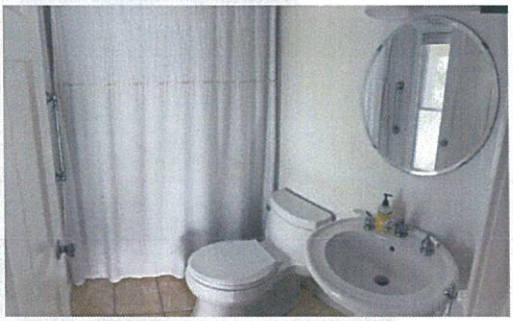
Firm Remarks:

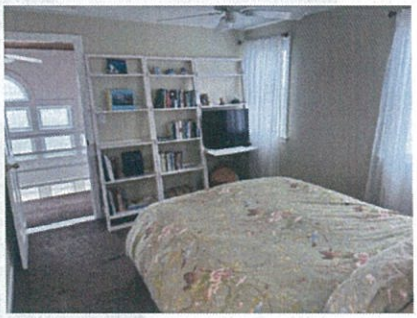
Open Houses SAT 6/21/25 & SUN 6/22/25 from 12:00-2:00. All Offers, if any, are due by Tuesday 6/24/2025 by 2:00 p.m. - please allow 24 hours for Seller to review. Property is located in a Flood Plain. Seller will pay outstanding sewer betterment of $12,332.58.
All front Deck furniture (except umbrealla) is included in the sale. Seller has architectural drawings for potential lateral expansion of dining room. ***** This sale will include the adjancent lot 1.0--10.0 that provides ample parking for the property as well as the adjacent beach lot 1.0--6.F *****

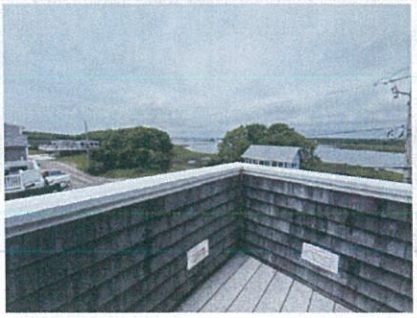
Please see additional Offer Instructions attached.

Listing Agent: Howie O'Hara
Cell: 781-789-9409
Email: Howie.araho@gmail.com
Website: www.CamberRealEstate.com







CAMBER REAL ESTATE, INC.

~Established 1986~

1039 Washington Street – Canton, MA 02021 – 781-828-2398 – www.CamberRealEstate.com

OFFER INSTRUCTIONS FOR AGENTS

Thank you for your interest in the property at:

7 Cove Street – Mattapoisett

Open Houses
Saturday June 21, 2025 and Sunday June 22, 2025 from 12:00-2:00

**** All highest and best offers, if any, are due Tuesday June 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:

Listing Agent: howie.araho@gmail.com

Office: CamberOffers@gmail.com

Office Admin: kristincamarra@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