



**MLS # 73294261 - New**  
**Single Family - Detached**

**65 Clarence St**  
**Brockton, MA 02301**  
**Plymouth County**

List Price: **\$459,900**

Style: **Cape**  
 Color:  
 Grade School:  
 Middle School:  
 High School:  
 Approx. Acres: **0.15 (6,360 SqFt)**  
 Handicap Access/Features:  
 Directions: **Please use navigation app.**

Total Rooms: **7**  
 Bedrooms: **3**  
 Bathrooms: **2f 0h**  
 Main Bath:  
 Fireplaces: **1**  
 Approx. Street Frontage:

**The perfect home, your perfect start. Nestled in a prime location with easy access to major highways and public transit, this charming Cape-style home offers the perfect blend of comfort and convenience. Step inside to discover hardwood floors throughout, full bathrooms on both levels for ultimate convenience, and a modern kitchen featuring granite countertops and stainless steel appliances. Need extra space? The basement area offers a versatile bonus room, ideal for a home office, gym, or hobby area. Enjoy outdoor entertaining in the spacious backyard, complete with a shed for storage and ample off-street parking for 4+ cars. This home underwent a comprehensive renovation in 2020, ensuring that all major systems and features are in excellent condition. Highlights of the renovation include new granite countertops, kitchen and bathroom tile, windows, doors, roof, and electrical system. Don't miss this opportunity to make it yours!**

**Property Information**

Approx. Living Area Total: **1,176 SqFt**  
 Approx. Above Grade: **1,176 SqFt**  
 Living Area Disclosures: **Buyer due diligence**

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

Living Area Source: **Public Record**

Heat Zones: **Steam, Oil**

Cool Zones: **None**

Parking Spaces: **4 Off-Street, On Street Without Permit**

Garage Spaces: **0**

Disclosures: **Sunnova Solar panel lease (\$59/month per seller) will be transferred to buyer. 3 bedroom home currently configured as a four-bedroom home. The layout can be easily adapted to accommodate three bedrooms if desired. Currently oil Heat, Gas meter installed to the home and powers water heater.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
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**Features**

Basement: **Yes Full**  
 Beach: **No**  
 Energy Features: **Solar Features**  
 Flooring: **Wood, Hardwood**  
 Foundation Size:  
 Foundation Description: **Poured Concrete**  
 Hot Water: **Natural Gas**  
 Lot Description: **Paved Drive**  
 Road Type: **Public**  
 Sewer Utilities: **City/Town Sewer**  
 Utility Connections: **for Electric Range, for Electric Oven, Washer Hookup**  
 Water Utilities: **City/Town Water**  
 Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
 Exclusions:  
 Home Own Assn: **No**  
 Lead Paint: **Unknown**  
 UFFI: Warranty Features:  
 Year Built: **1948** Source: **Public Record**  
 Year Built Description: **Approximate**  
 Year Round:  
 Short Sale w/Lndr. App. Req: **No**  
 Lender Owned: **No**

**Tax Information**

Pin #: **M:102 R:027 S:**  
 Assessed: **\$405,400**  
 Tax: **\$4,873** Tax Year: **2024**  
 Book: **0** Page: **0**  
 Cert: **000000797750**  
 Zoning Code: **R2**  
 Map: Block: Lot:

**Compensation**

Sub-Agency: Buyer's Broker:  
 Facilitator:  
 Compensation Based On: **Compensation Offered but Not in MLS**

**Office/Agent Information**

Listing Office: **KenDrix Realty, LLC** (781) 386-2015  
 Listing Agent: **Stanley Bresca** (617) 870-1927  
 Team Member(s): **Johanna Aranzanso**  
 Sale Office:  
 Sale Agent:  
 Listing Agreement Type: **Exclusive Right to Sell**  
 Entry Only: **No**  
 Showing: Sub-Agency:  
 Showing: Buyer's Broker:  
 Showing: Facilitator:  
 Special Showing Instructions: **1st showing at open house Saturday 9/28/24 from 11:30-1PM No exceptions. Feel free send your buyers.**

**Firm Remarks**

**Please follow offer instructions uploaded to MLS. Allow 48 hours for offer expiration. Neither agent nor seller make any representations as to the accuracy of any information contained herein. Buyer / buyer agent must conduct their own due diligence, verification, and research and rely solely on the same.**

**Market Information**

Listing Date: **9/24/2024**  
 Days on Market: Property has been on the market for a total of **3** day(s)  
 Expiration Date:  
 Original Price: **\$459,900**  
 Off Market Date:  
 Sale Date:

Listing Market Time: MLS# has been on for **3** day(s)  
 Office Market Time: Office has listed this property for **3** day(s)  
 Cash Paid for Upgrades:  
 Seller Concessions at Closing:

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