



**MLS # 73192296 - New
Single Family - Detached**

**171 Birch St
Pembroke, MA 02359
Plymouth County**

List Price: **\$795,000**

Style: **Split Entry**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **1.3 (56,454 SqFt)**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **3f 0h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Handicap Access/Features:

Directions: **Birch runs between Forest Street and Rte 53. Home is across from Birch Street Playground**

Remarks

Don't blink, this beautiful home won't last. This expanded split-level has amazing space, & a tranquil setting rarely found. Enjoy a bright & vaulted kitchen w/ SS appliances, granite counters, island & sitting bar central to the dining area (overlooking the inground pool & rear deck w/ trellis) & vaulted 24' family room. Step up into a large flexible playroom/office area. An add'l fireplaced living room flows to the 3 upstairs BRs, incl the primary BR w/ private bath. Hardwood floors through most of the home. Finished basement provides an add'l BR, bathroom, laundry room & an open game room/family room w/ direct access to the rear yard. Nestled on a 1.3a lot, surrounded by woods, you can enjoy the fenced in rear yard & in-ground pool in privacy. Slider access to the large rear deck, w/ trellis, perfect for grilling and enjoying the outdoors. Pool house & shed in place. 2 car garage w/ Tesla charger, & fully paid off solar panels to help offset utility costs. 1st showings at the OH.

Property Information

Approx. Living Area Total: **2,662 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Other**

Approx. Above Grade: **1,566 SqFt**

Approx. Below Grade: **1,096 SqFt**

Living Area Disclosures: **Estimated SF - Buyer to do due diligence.**

Heat Zones: **Forced Air**

Cool Zones: **Central Air**

Parking Spaces: **6 Off-Street, Paved Driveway**

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

Disclosures: **Septic System (4BR) less than 8yo. Solar panels installed on the roof (owned, fully paid off - monthly savings, plus approx \$2k/annual paid as incentive to owner for another 3-4 yrs) - details to be provided for transfer.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	12X17	Fireplace, Flooring - Hardwood
Dining Room:	1	10X12	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood, Deck - Exterior, Exterior Access, Recessed Lighting, Slider
Family Room:	1	13X24	Ceiling Fan(s), Ceiling - Vaulted, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	11X15	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Kitchen Island, Recessed Lighting, Stainless Steel Appliances
Main Bedroom:	1	14X14	Bathroom - Full, Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	1	10X10	Flooring - Hardwood
Bedroom 3:	1	9X12	Flooring - Hardwood
Bedroom 4:	B	11X12	Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Full, Countertops - Upgraded, Decorative Molding
Bath 2:	1		Bathroom - Full, Countertops - Stone/Granite/Solid, Decorative Molding
Bath 3:	B		-
Laundry:	B	5X8	-
Game Room:	B	23X22	Wood / Coal / Pellet Stove, Flooring - Wall to Wall Carpet, Exterior Access
Play Room:	2	22X14	Flooring - Wall to Wall Carpet, Recessed Lighting

Features

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Shopping, Tennis Court, Walk/Jog Trails, Golf Course, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School**
Basement: **Yes Partially Finished, Interior Access, Exterior Access**
Beach: **No**
Construction: **Frame**
Energy Features: **Solar Features**
Exterior: **Wood**
Exterior Features: **Deck, Pool - Inground, Gutters, Storage Shed, Professional Landscaping, Fenced Yard**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **irreg**
Foundation Description: **Poured Concrete**
Lot Description: **Wooded, Paved Drive, Fenced/Enclosed, Level**
Road Type: **Public, Paved, Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions: **Personal belongings not included in sale, but some are negotiable.**
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1983** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information


Sewer Utilities: **Private Sewerage - Title 5: Not Done**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Pin #: **M:F4 P:9J1**
Assessed: **\$614,700**
Tax: **\$7,395** Tax Year: **2024**
Book: **47078** Page: **337**
Cert: **000000051496**
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Conway - Hanover**  (781) 826-3131
Listing Agent: **Guimares Group (774) 200-0120**
Team Member(s): **Michael B. Guimares Jr. (774) 200-0120**
Sale Office:
Sale Agent:
Listing Agreement Type: **ER w/Var.Rate Comm.**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Notice required - young children.**

Firm Remarks

Showings to begin at the first OH, the weekend of 1/13/24. Tesla charger to stay.

Market Information

Listing Date: 1/10/2024	Listing Market Time: MLS# has been on for 2 day(s)
Days on Market: Property has been on the market for a total of 2 day(s)	Office Market Time: Office has listed this property for 2 day(s)
Expiration Date: 4/10/2024	Cash Paid for Upgrades:
Original Price: \$795,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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