



## MLS # 72255536 - Active Single Family - Detached

**2 Cottage Ln**  
**Marshfield, MA 02050**  
**Plymouth County**

List Price: **\$899,000**

Style: **Colonial**

Total Rooms: **7**

Color: **Light Gray**

Bedrooms: **4**

Grade School:

Bathrooms: **2f 1h**

Middle School:

Master Bath: **Yes**

High School:

Fireplaces: **1**

Handicap Access/Features: **No**

Neighborhood/Sub-Division: **Horseshoe Farm, North Marshfield**

Directions: **GPS: 451 Spring St, N. Marshfield, MA 02050**

### Remarks

This home's exceptional quality and Nantucket inspiration is woven throughout its open floor plan, beautiful millwork, designer Chef's kitchen, and four bedrooms. Walking into this home you'll notice its oversized mudroom with shiplap walls, elegant butlers pantry, large closets with built-in benches with cubbies that are perfect for a growing family or empty nesters looking for a maintenance free home. The home's 2 1/2 custom bathrooms, formal dining room and oversized two car garage are only a few of the many highlights this house has to offer! Cottage Lane is nestled in the heart of Horseshoe Farm, a developing neighborhood of 24 homes in Marshfield Hills. Described by Shore Magazine as feeling more like Vermont than a seaside town, Marshfield Hills is a quiet and pastoral area yet all necessities are less than a 10-minute drive away and for Boston commuters, Route 3 North is eight minutes away.

### Property Information

Approx. Living Area: **2,750 Sq. Ft.**

Approx. Acres: **0.49 (21,413 Sq. Ft.)**

Garage Spaces: **2 Attached**

Living Area Includes:

Heat Zones: **2 Hot Air Gravity**

Parking Spaces: **4 Paved Driveway**

Living Area Source: **Other**

Cool Zones: **2 Central Air**

Approx. Street Frontage:

Living Area Disclosures:

Disclosures:

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Dining Room:	1	12X13	Flooring - Hardwood, Main Level, Chair Rail, Wainscoting
Family Room:	1	18X14	Fireplace, Flooring - Hardwood, Recessed Lighting
Kitchen:	1	16X14	Flooring - Hardwood, Dining Area, Pantry, Countertops - Upgraded, Kitchen Island, Cabinets - Upgraded, Recessed Lighting, Stainless Steel Appliances, Gas Stove
Master Bedroom:	2	17X13	Bathroom - Full, Ceiling - Cathedral, Window(s) - Bay/Bow/Box, Cable Hookup, Double Vanity, Dressing Room, Recessed Lighting
Bedroom 2:	2	13X13	Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 3:	2	14X13	Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 4:	2	13X12	Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bath 1:	2	17X10	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Shower Stall, Ceiling - Cathedral, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, French Doors
Bath 2:	2	10X9	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
Bath 3:	1	8X4	Bathroom - Half, Main Level
Laundry:	2	11X6	Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Recessed Lighting, Washer Hookup

### Features

Appliances: **Range, Dishwasher, Microwave, Vent Hood**

Area Amenities: **Public Transportation, Shopping, Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, Marina, T-Station**

Basement: **Yes Full, Concrete Floor**

Beach: **Yes Ocean, River**

Beach Ownership: **Public**

Beach - Miles to: **Unknown**

Construction: **Frame**

Electric: **220 Volts, Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors**

Exterior: **Shingles**

Exterior Features: **Porch, Deck, Deck - Composite, Gutters, Sprinkler System**

Flooring: **Tile, Wall to Wall Carpet, Hardwood**

Foundation Size: **IRR 62x36**

### Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions:

Facing Direction: **Northeast**

Green Certified: **No**

Home Own Assn: **Yes** HOA Fee: **\$100 Monthly**

HOA Mandatory: **Yes**

Lead Paint: **None**

UFFI: **No** Warranty Features: **Yes**

Year Built: **2018** Source: **Owner**

Year Built Description: **Under Construction**

Year Round: **Yes**

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


Lender Owned: **No**


Foundation Description: **Poured Concrete**  
Hot Water: **Natural Gas**  
Insulation: **Fiberglass, Blown In, Fiberglass - Batts, Spray Foam**  
Interior Features: **Security System, Cable Available**  
Lot Description: **Paved Drive, Level**  
Road Type: **Private**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Pass**  
Utility Connections: **for Gas Range, for Gas Oven, for Gas Dryer, Washer Hookup, Icemaker Connection**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

## Tax Information

Pin #:  
Assessed: **\$9,999**  
Tax: **\$9,999** Tax Year: **2017**  
Book: **447962** Page: **280**  
Cert:  
Zoning Code: **ORD**  
Map: Block: Lot:

## Office/Agent Information

**Office:** Gallagher Group, Inc.  (781) 659-3400

**Agent:** Paul Gallagher  (781) 983-4465

**Team Member(s):** Paul Gallagher  (781) 983-4465


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**\*\*\*This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.\*\*\***

Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.


**Mortgage Payment Calculator**

**100% financing may be available for this property**

	<b>15 Year Fixed</b>	<b>30 Year Fixed</b>	<b>5/1 ARM</b>	<b>7/1 ARM</b>
Down Payment:	\$179,800	\$179,800	\$179,800	\$179,800
Mortgage Paymt:	\$5,275	\$3,591	\$3,230	\$3,382
Rate:	3.875%	4.375%	3.500%	3.875%
APR:	3.899%	4.391%	4.367%	4.410%
Taxes:	\$833	\$833	\$833	\$833
Ins./HOA Dues:	\$242	\$242	\$242	\$242
PMI:	\$0	\$0	\$0	\$0
<b>Mo. Payment:</b>	<b>\$6,350</b>	<b>\$4,666</b>	<b>\$4,305</b>	<b>\$4,457</b>

**Personalize Your Mortgage**

Click on the calculate button below to enter your offer price and down payment:



Asking Price of **\$899,000** with a Down Payment of **20.0%** and a Loan Amount of **\$719,200**. ^\*\*USDA loans allow for a 0.0% Down Payment. USDA Disclosure. ARM loan payment & interest rates will change during term. Jumbo loans may require 20% down. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

**Market History for 2 Cottage Ln, Marshfield, MA 02050**

MLS #	Date		DOM	DTO	Price
72255536	11/9/2017	Listed for <b>\$899,000</b>			\$899,000
UAG	11/15/2017	Status Changed to: <b>Under Agreement</b>			
BOM	11/15/2017	Status Changed to: <b>Back on Market</b>			
<b>Market History for Gallagher Group, Inc. (A00505)</b>			<b>54</b>		
<b>Market History for this property</b>			<b>54</b>		

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