



MLS # 72225170 - Expired
Single Family - Detached

6 Lot Phillips Lane
Norwell, MA 02061
Plymouth County

List Price: **\$1,239,000**

Style: **Colonial**
 Color: **white**
 Grade School: **Cole**
 Middle School: **NMS**
 High School: **NHS**

Total Rooms: **12**
 Bedrooms: **4**
 Bathrooms: **3f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Handicap Access/Features:

Neighborhood/Sub-Division: **Wildcat Hill**

Directions: **GPS 213 Wildcat Lane to Wildcat Hill Neighborhood**

Remarks

Gorgeous newly constructed 3,950 sq Nantucket Colonial, situated in Norwell's picturesque Wildcat Hill Neighborhood. A brand new, beautiful convenient and exciting neighborhood. This home's exceptional quality and style is woven throughout its open floor plan, beautiful millwork, designer Chef's kitchen, four bedrooms and finished third floor! Walking into this home you'll notice its oversized mudroom with shiplap walls, large closets and built-in bench with cubbies - perfect for growing family, followed by an elegant butler's pantry. The home's custom bathrooms, formal dining room, homework room or home office spacious 4 season sunroom and oversized two car garage are only a few of the many highlights this house has to offer. When not relaxing with a good book next to the fire, the house offers an excellent commuter location with easy access to highways and a short drive to the Hingham commuter boat or Greenbush.

Property Information

Approx. Living Area: 3,950 Sq. Ft.	Approx. Acres: 0 (0.5 Sq. Ft.)	Garage Spaces: 2 Attached, Garage Door Opener, Storage, Work Area, Insulated
Living Area Includes:	Heat Zones: 2 Forced Air, Gas	Parking Spaces: 6 Off-Street, 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
Living Room:	1	18X18	Flooring - Wood, Main Level, Deck - Exterior, Exterior Access, Open Floor Plan, Recessed Lighting, Slider
Dining Room:	1	12X12	Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Picture, Main Level, Chair Rail, Wainscoting
Family Room:	1	17X19	Fireplace, Closet/Cabinets - Custom Built, Flooring - Wood, Window(s) - Picture, Main Level, Cable Hookup, Open Floor Plan
Kitchen:	1	14X16	Closet/Cabinets - Custom Built, Flooring - Hardwood, Window(s) - Picture, Dining Area, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Cabinets - Upgraded, Open Floor Plan, Recessed Lighting, Stainless Steel Appliances, Walk-in Storage, Gas Stove
Master Bedroom:	2	28X24	Bathroom - Full, Ceiling - Cathedral, Closet - Walk-in, Cable Hookup, Recessed Lighting
Bedroom 2:		12X18	Closet, Flooring - Wall to Wall Carpet, Window(s) - Picture, Cable Hookup
Bedroom 3:	2	12X14	Closet, Flooring - Wall to Wall Carpet, Cable Hookup
Bedroom 4:	2	16X20	Bathroom - Full, Closet - Walk-in, Flooring - Stone/Ceramic Tile, Flooring - Wall to Wall Carpet, Cable Hookup, Recessed Lighting
Bath 1:	2	10X18	Bathroom - Full, Flooring - Marble, Window(s) - Picture, Jacuzzi / Whirlpool Soaking Tub, Double Vanity
Bath 2:	2	8X10	Bathroom - Full, Bathroom - Tiled With Tub, Closet - Linen, Flooring - Stone/Ceramic Tile
Bath 3:	2	12X12	Bathroom - 3/4, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid
:	2	8X9	Flooring - Stone/Ceramic Tile, Dryer Hookup - Gas, Recessed Lighting
Bonus Room:	3	25X16	Flooring - Wall to Wall Carpet, Recessed Lighting
Bathroom:	1	5X8	Bathroom - Half, Flooring - Stone/Ceramic Tile
Sun Room:	1	12X13	Ceiling - Cathedral, Ceiling Fan(s), Flooring - Hardwood

Features

Appliances: **Range, Dishwasher, Microwave**
 Area Amenities: **Public Transportation, Shopping, Swimming Pool, Tennis Court, Park, Walk/Jog Trails, Stables, Golf Course, Medical Facility, Bike Path, Conservation Area, Highway Access, Marina, Public School, T-Station**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Facina Direction: **Southwest**


Basement: **No**
Beach: **No**
Construction: **Frame**
Electric: **220 Volts, Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Clapboard**
Exterior Features: **Porch, Patio, Gutters, Professional Landscaping, Screens**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size: **36'x93'**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full, Fiberglass, Blown In, Mixed, Fiberglass - Batts, Fiberglass - Loose**
Interior Features: **Walk-up Attic**
Lot Description: **Wooded**
Road Type: **Public, Paved, Privately Maint., Cul-De-Sac**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Sewage District: **Assoc**
Terms: **Contract for Deed**
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**


Green Certified: **No**
Home Own Assn: **Yes** HOA Fee: **\$321 Monthly**
HOA Mandatory: **Yes**
Lead Paint: **None**
UFFI: **No** Warranty Features: **Yes**
Year Built: **2017** Source: **Builder**
Year Built Description: **Actual, Under Construction**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$999,999**
Tax: **\$999,999** Tax Year: **9999**
Book: **40840** Page: **216**
Cert:
Zoning Code: **RES**
Map: **24C** Block: **65** Lot: **70**

Office/Agent Information

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

Agent: 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



15 Year
Fixed

30 Year
Fixed

5/1 ARM

7/1 ARM

Mortgage programs and rates are not available for off market properties.

Personalize Your Mortgage

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



Asking Price of **\$1,239,000** with a Down Payment of **20.0%** and a Loan Amount of **\$991,200**. 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.

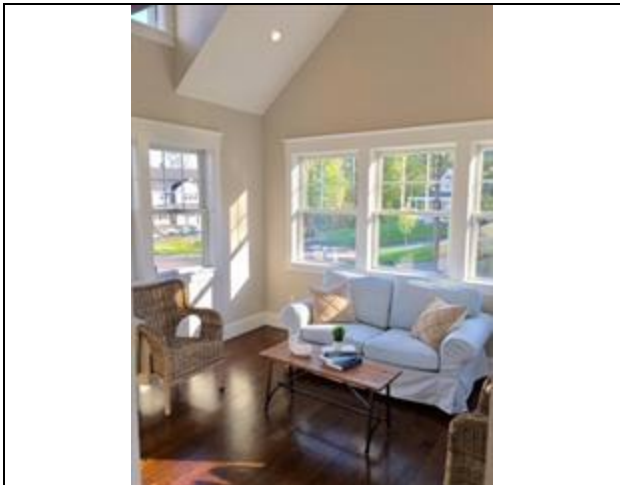
Market History for 6 Lot Phillips Lane, Norwell, MA 02061

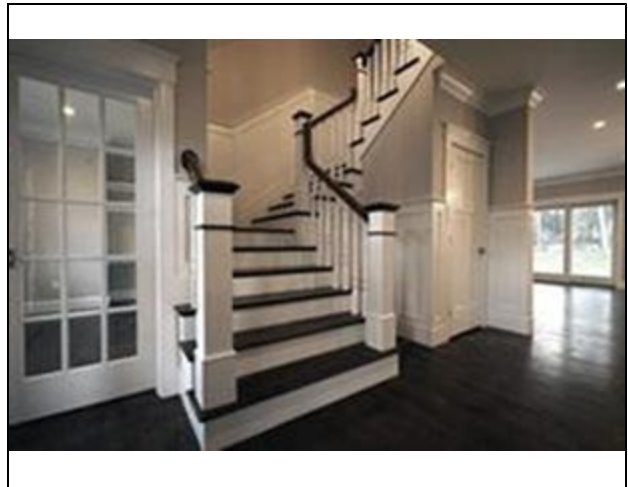
MLS #	Date		DOM	DTO	Price
72125055	3/1/2017	Listed for \$1,285,000			\$1,285,000
EXP	9/2/2017	Status Changed to: Expired	System	185	
72224863	9/7/2017	Listed for \$1,269,000			\$1,269,000
CAN	9/7/2017	Status Changed to: Canceled	Paul Gallagher	0	
72225170	9/7/2017	Listed for \$1,269,000			\$1,269,000
	9/28/2017	Price Changed to: \$1,239	Paul Gallagher		\$1,239
	9/28/2017	Price Changed to: \$1,239,000	Paul Gallagher		\$1,239,000
EXT	11/13/2017	Status Changed to: Extended	Paul Gallagher		
EXP	11/14/2017	Status Changed to: Expired	System	68	
Market History for Gallagher Group, Inc. (A00505)			253		
Market History for this property			253		

Price History for 72225170
6 Lot Phillips Lane, Norwell, MA 02061

Date		Amount	%	DOM to PCG	DOM of PCG
9/7/2017	Listed for: \$1,269,000				
09/28/2017	Price Changed to: \$1,239	\$-1,267,761	99.90%	21	21
09/28/2017	Price Changed to: \$1,239,000	\$1,237,761	99900.00%	0	21
					Listing DOM: 68
					Property DOM: 253

**** Calculates and removes Offmarket activity in DOM Timeframe**





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