

Michael Mulligan
Mulligan Real Estate
Office: 508-833-1111
Direct: 508-294-4859

MLS # 73269402 - Active
Single Family - Detached



141 Roxy Cahoon Rd
Plymouth, MA: Cedarville, 02360-1994
Plymouth County

List Price: **\$989,900**

Style: **Ranch**

Total Rooms: **6**

Color:

Bedrooms: **3**

Grade School:

Bathrooms: **3f 0h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **0**

Approx. Acres: **1.53 (66,748 SqFt)**

Approx. Street Frontage:

Handicap Access/Features:

Neighborhood/Sub-Division: **Cedarville**

Directions: **Take Long Pond Rd to Carter's Bridge Rd and continue onto Valley Rd and then onto Roxy Cahoon Rd.**

Step back in time to this beautiful lot. With 300' of frontage on this well maintained gravel road. You will feel like you in a slow relaxing place in this busy world. With about an acre and a half of beautiful land, we will be building a stunning farmer's porch ranch with two first floor suites and a third bedroom (or office) above the garage. This home is suitable for several types of buyers. The 1,200' of walkout basement with slider and several windows will be finished with a third full bathroom and could be used as in-law with some upgrades if needed. Ask the builder about your personal finishes.

Property Information

Approx. Living Area Total: **3,141 SqFt**

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

Living Area Source: **Owner**

Approx. Above Grade: **1,941 SqFt**

Approx. Below Grade: **1,200 SqFt**

Living Area Disclosures:

Heat Zones: **2 Forced Air, Electric**

Cool Zones: **2 Central Air**

Parking Spaces: **2 Off-Street, Paved Driveway**

Garage Spaces: **2 Attached**

Disclosures: **Seller is a licensed real estate agent. Home is expected to be completed mid-December. See attached documents including house specifications and sketch showing a no build/no storage zone marked on lot.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Ceiling - Vaulted, Flooring - Hardwood
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Hardwood
Main Bedroom:	1		Flooring - Hardwood
Bedroom 2:	1		Flooring - Hardwood
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Flooring - Stone/Ceramic Tile
Bath 2:	1		Flooring - Stone/Ceramic Tile
Bath 3:	B		Flooring - Vinyl
Laundry:	1		Flooring - Stone/Ceramic Tile

Features

Appliances: **Range, Dishwasher, Microwave**
Area Amenities: **Walk/Jog Trails, Golf Course, Conservation Area, Highway Access, House of Worship, Public School**
Basement: **Yes Full**
Beach: **Yes Lake/Pond**
Beach Ownership: **Public**
Beach - Miles to: **1 to 2 Mile**
Construction: **Frame**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Vinyl**
Exterior Features: **Covered Patio/Deck, Gutters, Sprinkler System**
Flooring: **Wood, Wall to Wall Carpet, Hardwood**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **None**
UFFI: Warranty Features: **Included**
Year Built: **2024** Source: **Builder**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Electric**
Insulation: **Blown In**
Lot Description: **Cleared**
Road Type: **Public, Unpaved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Utility Connections: **for Electric Range, for Electric Dryer, Icemaker Connection, Generator Connection**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**



Tax Information

Pin #: **M:0057 B:0000 L:0052-8**
Assessed: **\$264,700**
Tax: **\$3,407** Tax Year: **2024**
Book: **59094** Page: **8**
Cert: **000000101366**
Zoning Code: **RR**
Map: Block: Lot:

Compensation

Sub-Agency: **Not Offered** Buyer's Broker: **2%**
Facilitator: **2%**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Mulligan, Inc. Real Estate**  (508) 833-1113 Ext. 210
Listing Agent: **Michael Mulligan**  (508) 294-4859
Team Member(s): **Gina Urbani**  (774) 773-5134
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency:
Showing: Buyer's Broker: **Call List Agent, Appointment Required**
Showing: Facilitator: **Call List Agent, Appointment Required**
Special Showing Instructions:

Market Information

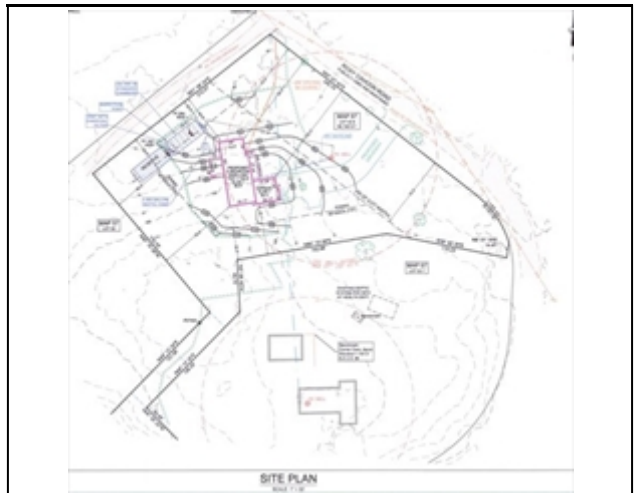
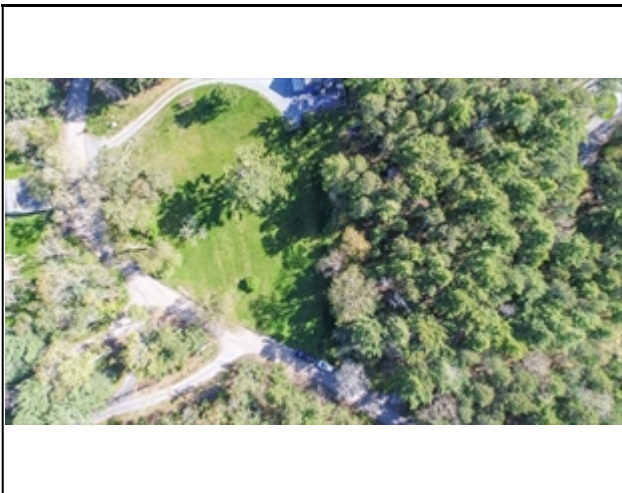
Listing Date: **7/25/2024**
Days on Market: Property has been on the market for a total of **47** day(s)
Expiration Date:
Original Price: **\$989,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **47** day(s)
Office Market Time: Office has listed this property for **47** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

MLS #	Date		DOM	DTO	Price
73269402	7/25/2024	Listed for \$989,900	Michael Mulligan	47	\$989,900
Market History for Mulligan, Inc. Real Estate (A47201)			47		
Market History for this property			47		

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