

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



MLS # 73259325 - Price Changed
Single Family - Detached

71 Scarlet Dr
Plymouth, MA 02360-2338
Plymouth County

List Price: **↓ \$1,090,000**

Style: **Colonial**

Total Rooms: **6**

Color: **smoke grey**

Bedrooms: **3**

Grade School:

Bathrooms: **3f 1h**

Middle School:

Main Bath: **Yes**

High School:

Fireplaces: **0**

Approx. Acres: **0.35 (15,041 SqFt)**

Approx. Street Frontage: **100 Ft.**

Handicap Access/Features:

Neighborhood/Sub-Division: **West Wind Shores**

Directions: **Bourne Road to Central Ave and take a left on Scarlet Drive**

New construction net zero ready home. Our custom pond view colonial home offers 3 bedrooms (main bedroom suite on 1st floor), 3.5 baths, an open kitchen, dining area and living room and finished basement. Large feature windows give unobstructed views of unrestricted Big Sandy Pond from just about every room in the house. Enjoy clean, modern finishes throughout. The main bath has a double sink vanity and upgraded tile shower with rain head and handheld shower fixtures. Over 1,000 SF of finished area in the basement which offers its own full bath and plumbing for laundry. Lots of detail and attention given to every aspect of this new build. Bring your personal style and enjoy your private beach directly across the street.

Property Information

Approx. Living Area Total: **3,104 SqFt**

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

Living Area Source: **Owner**

Approx. Above Grade: **3,104 SqFt**

Approx. Below Grade:

Living Area Disclosures:

Heat Zones: **2 Electric**

Cool Zones: **2 Central Air**

Parking Spaces: **2 Paved Driveway**

Garage Spaces: **2 Attached**

Disclosures: **The seller is a licensed real estate agent. Home is expected to be completed Sept 1st 2024**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Slider
Dining Room:	1		Flooring - Hardwood
Kitchen:	1		Flooring - Stone/Ceramic Tile, Kitchen Island
Main Bedroom:	1		Closet - Walk-in, Flooring - Hardwood
Bedroom 2:	2		Flooring - Wall to Wall Carpet
Bedroom 3:	2		Flooring - Wall to Wall Carpet
Bath 1:	1		Bathroom - Half, Dryer Hookup - Electric, Washer Hookup
Bath 2:	1		Bathroom - Full, Flooring - Stone/Ceramic Tile, Double Vanity
Bath 3:	2		Bathroom - Full, Flooring - Stone/Ceramic Tile
Bathroom:	B		Flooring - Vinyl

Features

Appliances: **Range, Dishwasher, Microwave**

Basement: **Yes Partially Finished**

Beach: **Yes Lake/Pond**

Beach Ownership: **Private**

Beach - Miles to: **0 to 1/10 Mile**

Construction: **Frame**

Electric: **200 Amps**

Energy Features: **Insulated Windows, Insulated Doors, Other (See Remarks)**

Exterior: **Vinyl**

Exterior Features: **Deck, Deck - Composite, Gutters, Sprinkler System, Stone Wall**

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

Foundation Size: **1,344**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **Yes**

Exclusions:

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

HOA Mandatory:

Lead Paint: **None**

UFFI: **No** 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 Description: **Poured Concrete**
Hot Water: **Electric**
Insulation: **Blown In**
Interior Features: **Internet Available - Unknown**
Lot Description: **Paved Drive, Cleared**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup, Icemaker Connection**
Water Utilities: **Private Water**
Waterfront: **Yes Pond, Access, Private**
Water View: **Yes Pond**

Tax Information

Pin #: **M:0121 B:0000 L:0005-384**
Assessed: **\$280,700**
Tax: **\$3,613** Tax Year: **2024**
Book: **58077** Page: **212**
Cert: **00000000042836**
Zoning Code: **R25**
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: **7/1/2024**
Days on Market: Property has been on the market for a total of **70** day(s)
Expiration Date:
Original Price: **\$1,200,000**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **70** day(s)
Office Market Time: Office has listed this property for **70** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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Market History for 71 Scarlet Dr, Plymouth, MA 02360-2338

MLS #	Date		DOM	DTO	Price
73259325	7/1/2024	Listed for \$1,200,000			\$1,200,000
	9/9/2024	Price Changed to: \$1,090,000		70	\$1,090,000
Market History for Mulligan, Inc. Real Estate (A47201)			70		
Market History for this property			70		

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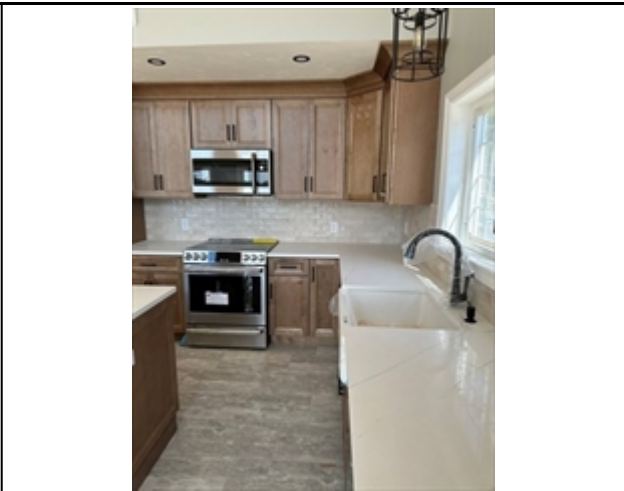
Price History for 73259325
71 Scarlet Dr, Plymouth, MA 02360-2338

Date		Amount	%	DOM to PCG	DOM of PCG
07/01/2024	Listed for \$1,200,000				
09/09/2024	Price Changed to: \$1,090,000	\$-110,000	9.17%	70	70
					Listing DOM: 70
					Property DOM: 70

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

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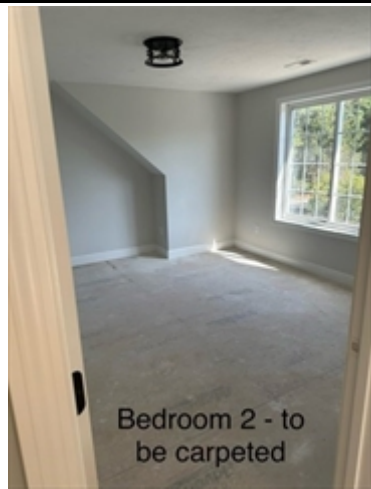
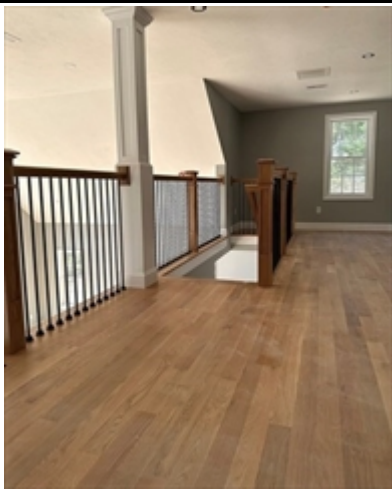
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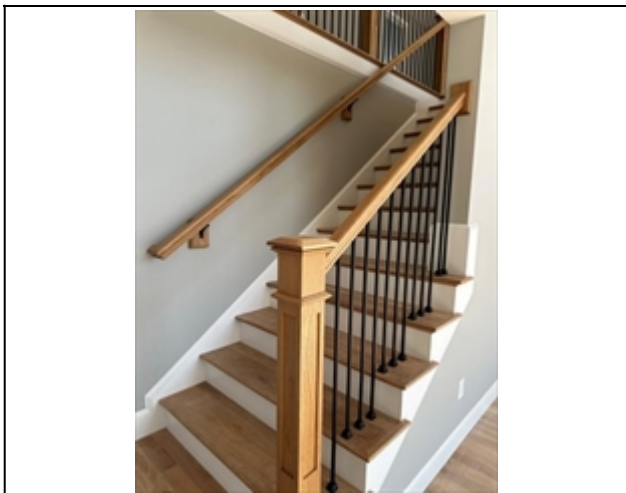
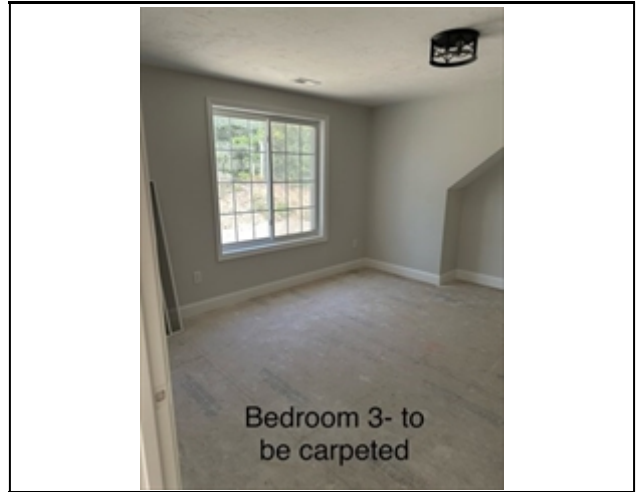
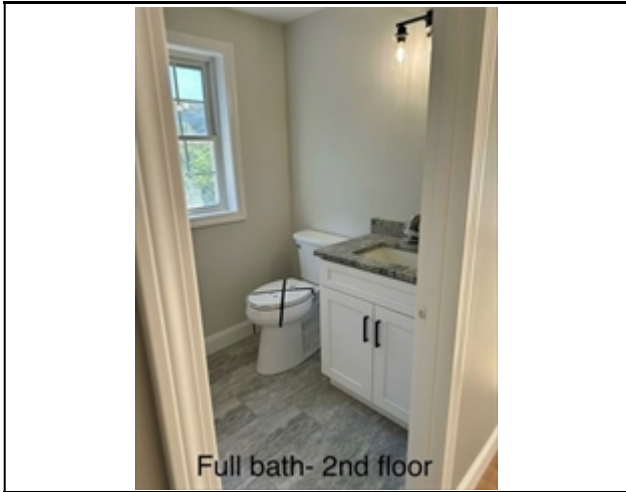
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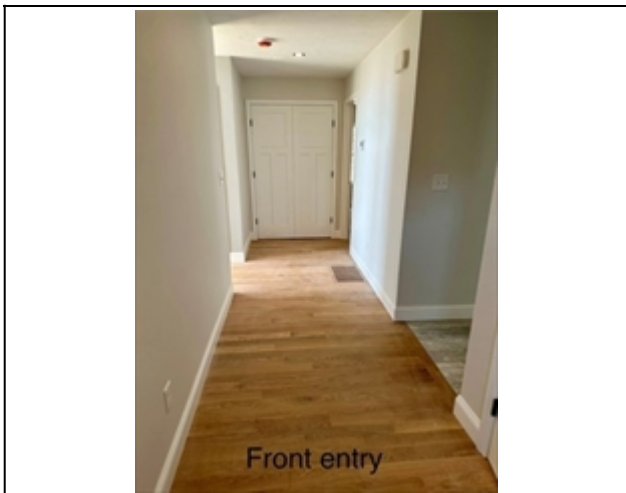
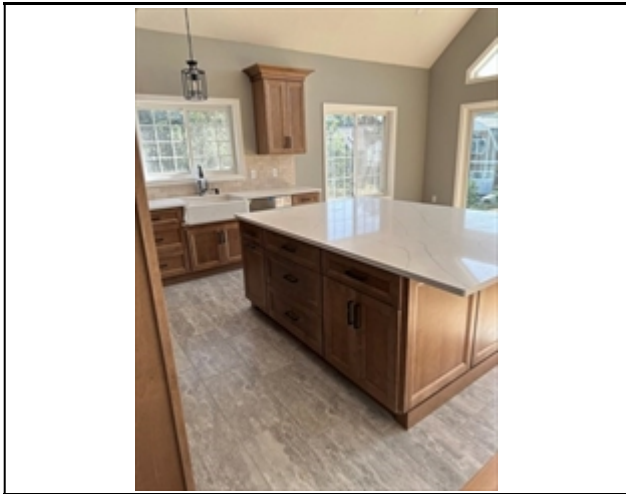
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Main bedroom



Main bathroom suite



Main bedroom wall-in closet



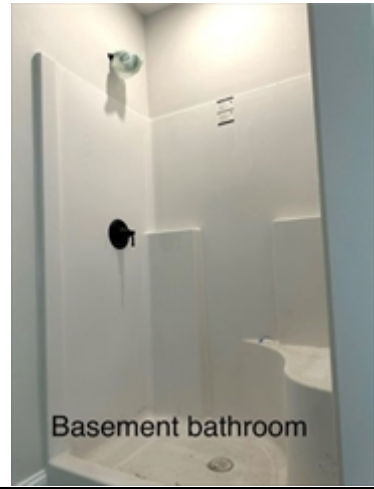
Stairs to finished basement



Finished basement



Basement bathroom



Basement bathroom



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