

Michael Mulligan
 Mulligan Real Estate
 Office: 508-833-1111
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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 your in a slow relaxing place in this busy world. On about an acre and a half of beautiful land, sits this 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. The finished basement can be transitioned into an ADU rental space!!\$\$

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-January. 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**

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**

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

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, Iceemaker 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 **188** day(s)

Expiration Date:

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

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **188** day(s)

Office Market Time: Office has listed this property for **188** day(s)

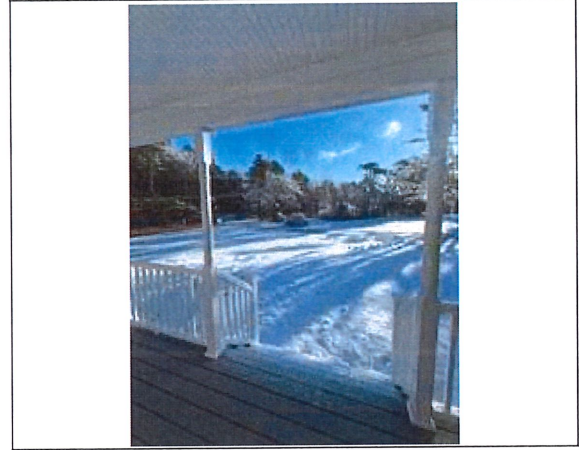
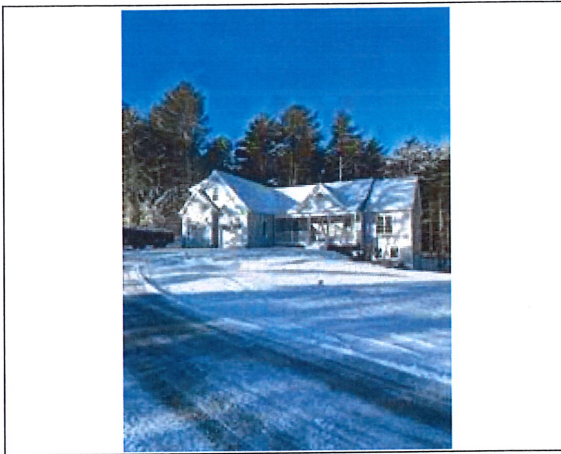
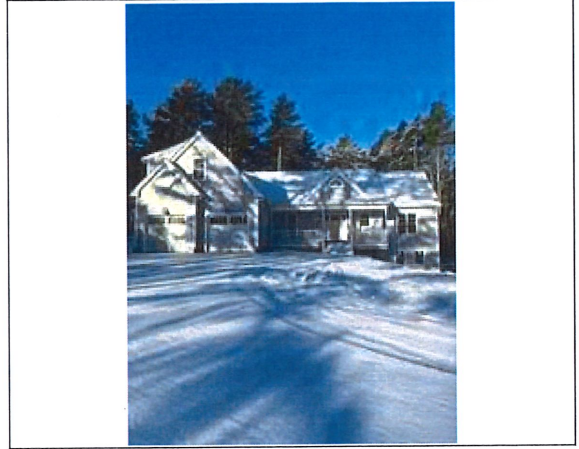
Cash Paid for Upgrades:

Seller Concessions at Closing:

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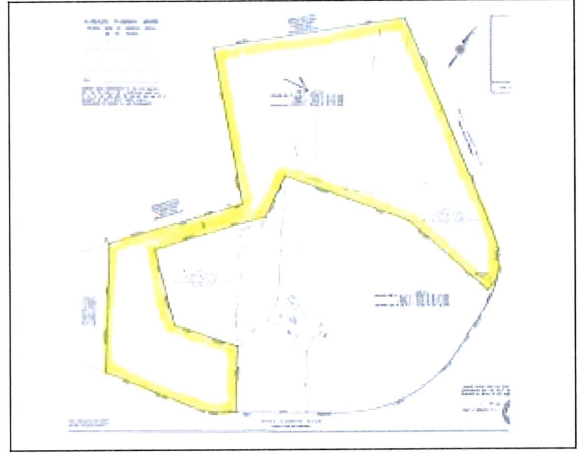
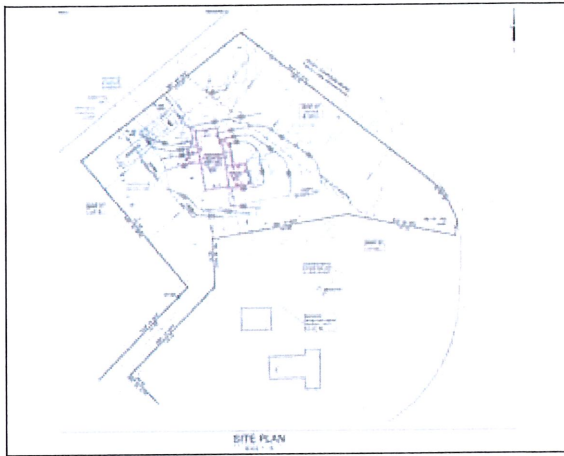
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