

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



**MLS # 73269402 - Price Changed**  
**Single Family - Detached**

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

List Price: **↓ \$949,900**

Style: **Ranch** Total Rooms: **7**  
Color: **silver** Bedrooms: **3**  
Grade School: Bathrooms: **3f 0h**  
Middle School: Main Bath: **Yes**  
High School: Fireplaces: **1**  
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.**

**\*\*Reduced Price and Open House this Sunday 11am - 1pm\*\* Step back in time to this beautiful lot. With 300' of frontage on a 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 is finished with a third full bathroom, laundry hook-up and could be used as in-law with some upgrades if needed. The finished basement can also be transitioned into an ADU rental space as it has its own separate driveway!!\$. As an all electric, net zero ready home, the owner will have the option of running a fully self-sufficient energy home. Please see the attached document with further explanation about net zero ready homes. Access site to Great Herring Pond is 0.8 miles away.**

**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. 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:	<b>1</b>		<b>Ceiling - Vaulted, Flooring - Hardwood</b>
Dining Room:	<b>1</b>		<b>Flooring - Hardwood</b>
Family Room:	<b>B</b>		<b>Flooring - Vinyl</b>
Kitchen:	<b>1</b>		<b>Flooring - Hardwood</b>
Main Bedroom:	<b>1</b>		<b>Flooring - Hardwood</b>
Bedroom 2:	<b>1</b>		<b>Flooring - Hardwood</b>
Bedroom 3:	<b>2</b>		<b>Flooring - Wall to Wall Carpet</b>
Bath 1:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>
Bath 3:	<b>B</b>		<b>Flooring - Vinyl</b>
Laundry:	<b>1</b>		<b>Flooring - Stone/Ceramic Tile</b>

**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**

**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**

Energy Features: **Insulated Windows, Insulated Doors**  
Exterior: **Vinyl**  
Exterior Features: **Covered Patio/Deck, Gutters, Sprinkler System**  
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, Icemaker Connection, Generator Connection**  
Water Utilities: **Private Water**  
Waterfront: **No**  
Water View: **No**

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

**Seller-Offered Compensation**

Seller-Offered Sub-Agency  
Compensation:  
**Not Offered**  
Seller-Offered Buyer's Broker  
Compensation:  
**2%**  
Seller-Offered Facilitator Compensation:  
**2%**  
Seller-Offered 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: <b>7/25/2024</b>	Listing Market Time: MLS# has been on for <b>350</b> day(s)
Days on Market: Property has been on the market for a total of <b>350</b> day(s)	Office Market Time: Office has listed this property for <b>350</b> day(s)
Expiration Date:	Cash Paid for Upgrades:
Original Price: <b>\$989,900</b>	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

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

MLS #	Date			DOM	DTO	Price
73269402	7/25/2024	Listed for <b>\$989,900</b>	Michael Mulligan			\$989,900
EXT	12/13/2024	Status Changed to: <b>Extended</b>	Michael Mulligan	141		
	2/10/2025	Price Changed to: <b>\$1,000,000</b>	Michael Mulligan	200		\$1,000,000
EXT	3/25/2025	Status Changed to: <b>Extended</b>	Michael Mulligan	243		
	5/12/2025	Price Changed to: <b>\$989,900</b>	Michael Mulligan	291		\$989,900
	6/11/2025	Price Changed to: <b>\$979,900</b>	Michael Mulligan	321		\$979,900
	7/9/2025	Price Changed to: <b>\$949,900</b>	Michael Mulligan	349		\$949,900
Market History for Mulligan, Inc. Real Estate (A47201)				350		
Market History for this property				350		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

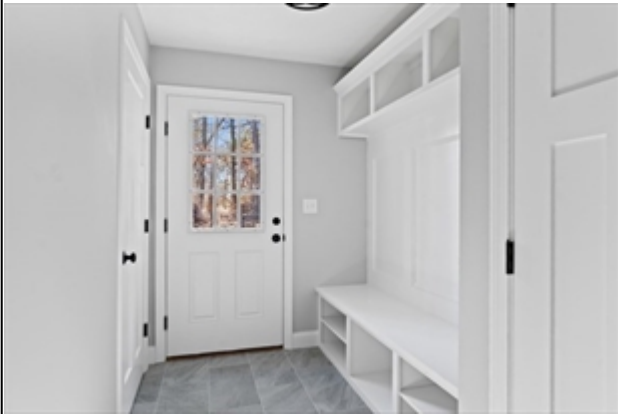
Price History for 73269402  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Date		Amount	%	DOM to PCG	DOM of PCG
07/25/2024	Listed for \$989,900				
02/10/2025	Price Changed to: \$1,000,000	\$10,100	1.02%	200	200
05/12/2025	Price Changed to: \$989,900	\$-10,100	1.01%	91	291
06/11/2025	Price Changed to: \$979,900	\$-10,000	1.01%	30	321
07/09/2025	Price Changed to: \$949,900	\$-30,000	3.06%	28	349
					Listing DOM: 350
					Property DOM: 350

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

MLS # 73269402 - Price Changed  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Single Family - Detached  
List Price: ↓\$949,900



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.



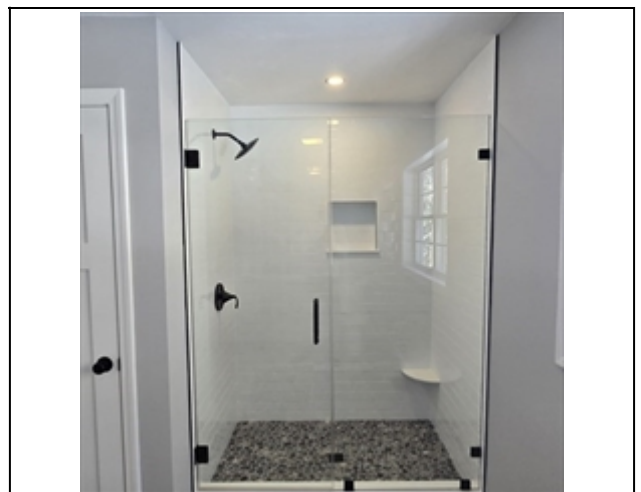
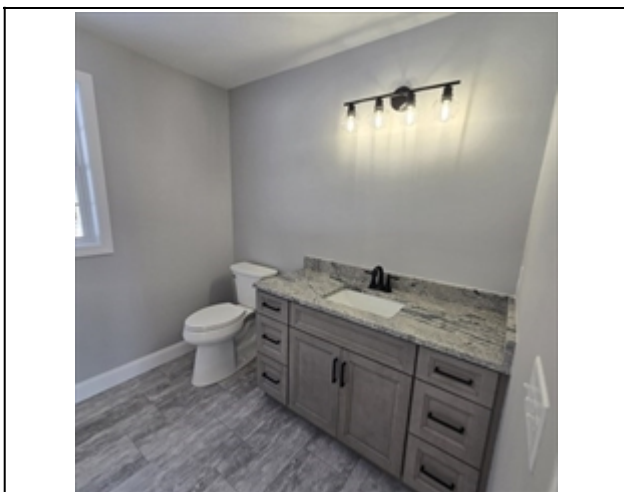
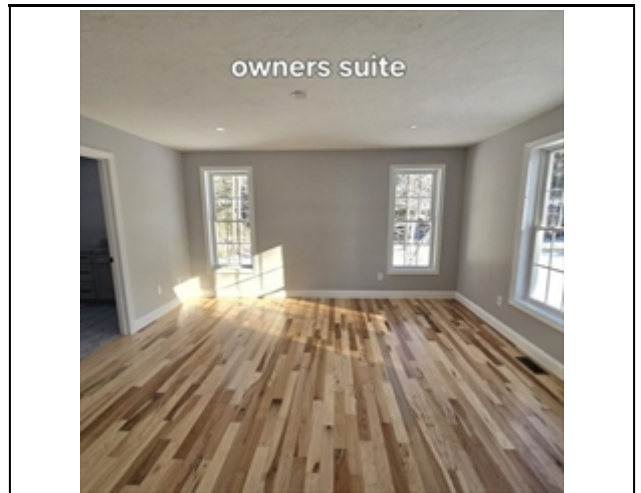
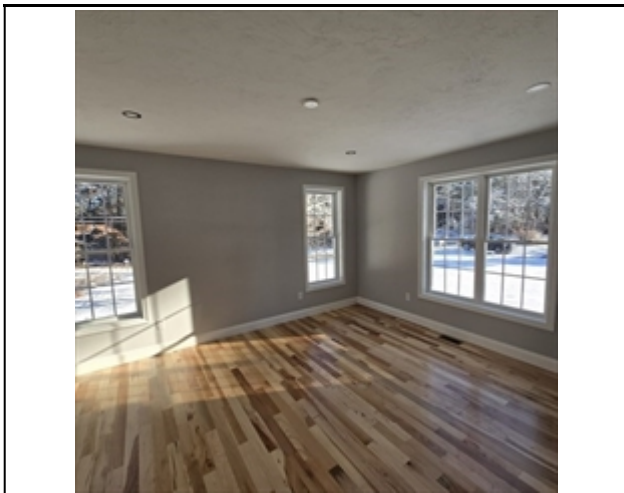
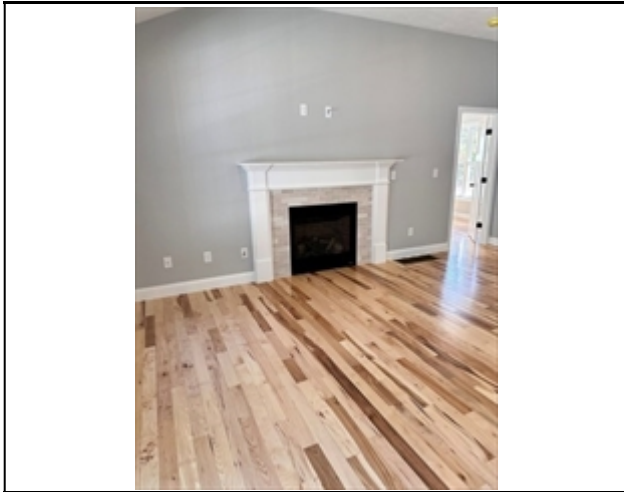
MLS # 73269402 - Price Changed  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Single Family - Detached  
List Price: ↓\$949,900



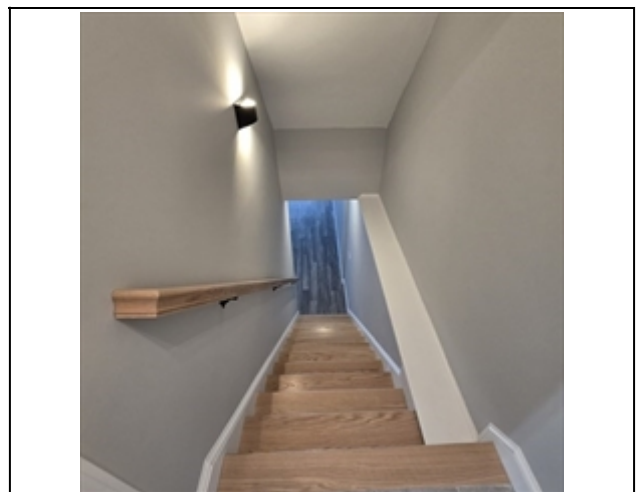
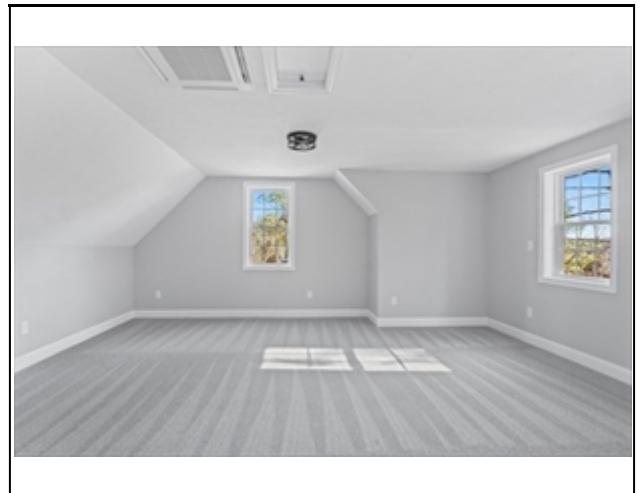
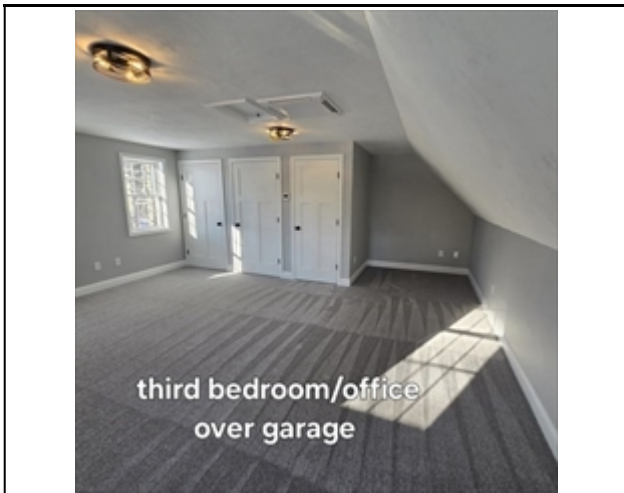
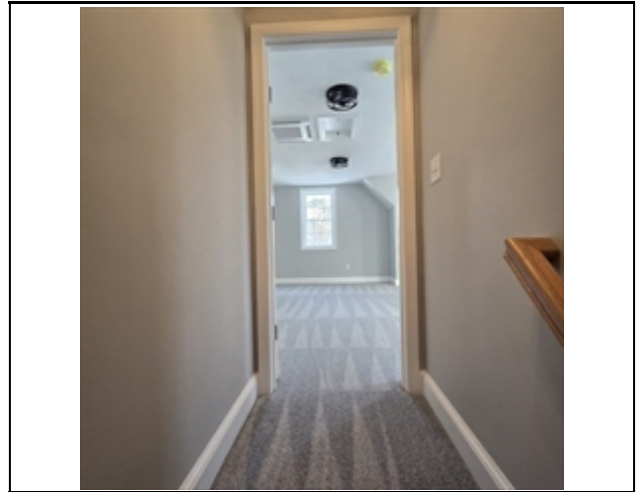
MLS # 73269402 - Price Changed  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Single Family - Detached  
List Price: ↓\$949,900

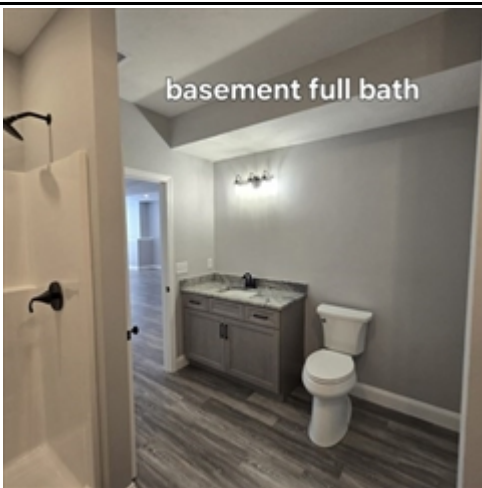
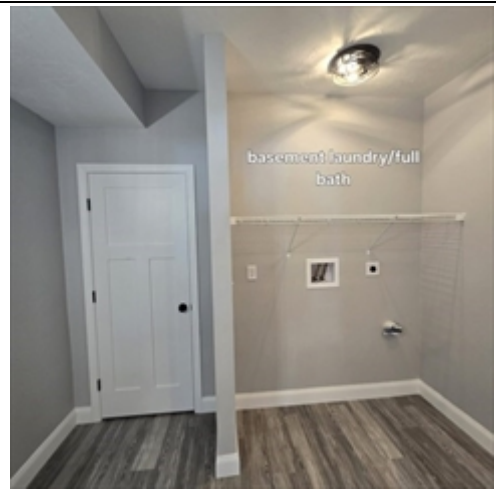


MLS # 73269402 - Price Changed  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Single Family - Detached  
List Price: ↓\$949,900

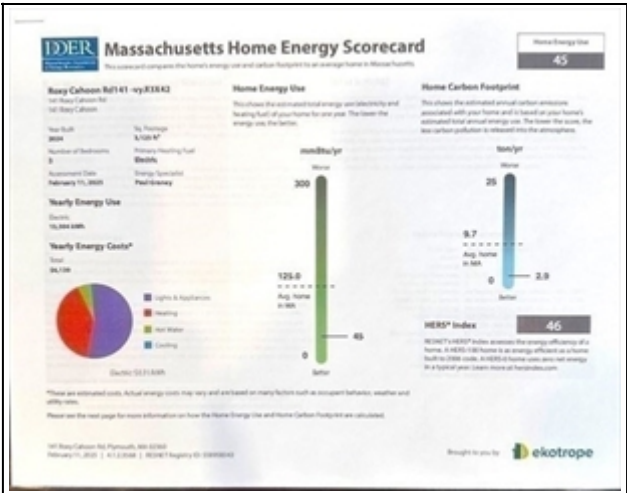
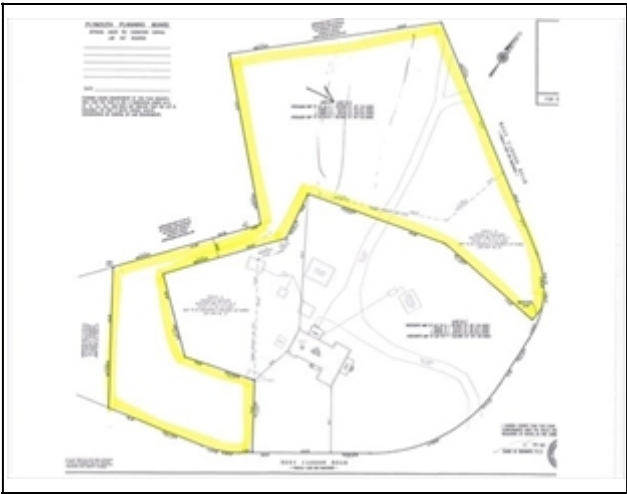
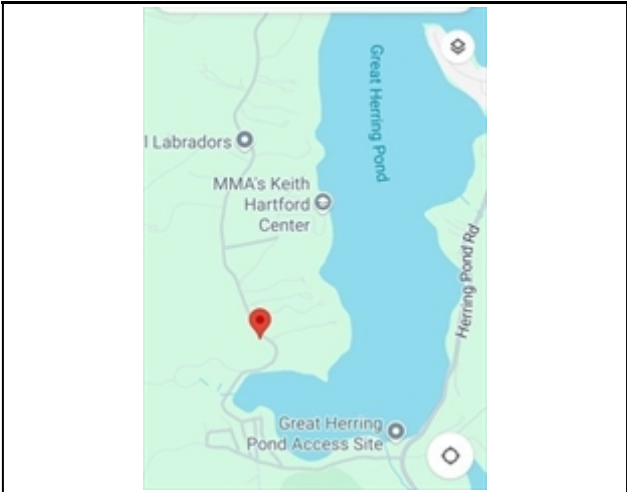
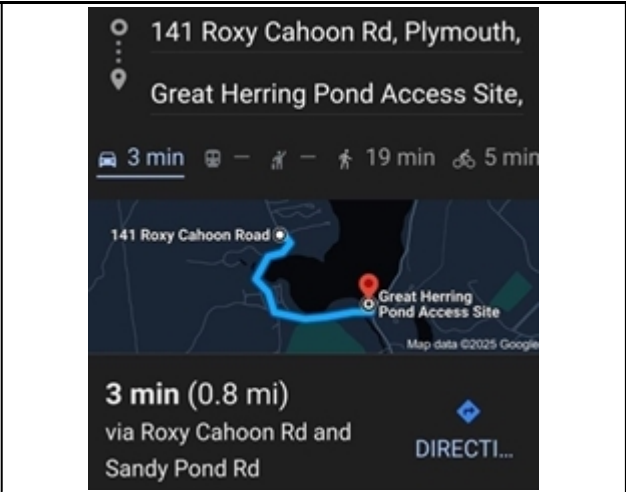






MLS # 73269402 - Price Changed  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Single Family - Detached  
List Price: ↓\$949,900



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73269402 - Price Changed  
141 Roxy Cahoon Rd, Plymouth, MA: Cedarville, 02360-1994

Single Family - Detached  
List Price: ↓\$949,900



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

**Michael Mulligan**