



Details on the property located at
16 Sias Point Road, Wareham, MA 02532

Sale Price: \$937,500

Mark Linsky



At Home Realty, Inc.

1212b Commonwealth Ave.
617-694-4208
mark@athomere.com



MLS # 72032769 - Sold
Single Family - Detached

16 Sias Point Road
Wareham, MA: Onset, 02532
Plymouth County

List Price: **\$999,000**
 Sale Price: **\$937,500**

Style: **Contemporary**
 Color: **gray**
 Grade School:
 Middle School: **Wareham Middle**
 High School: **Wareham High**
 Handicap Access/Features: **No**

Total Rooms: **10**
 Bedrooms: **5**
 Bathrooms: **3f 1h**
 Master Bath: **Yes**
 Fireplaces: **1**

Directions: **Onset Ave to Robinwood Rd to Sias Point ... #16 on left**

Remarks

Perched prominently at tip of peninsula overlooking Buzzards Bay and entrance to the Cape Cod Canal, this spectacular 10 room contemporary home with oversized deepwater dock is perfectly-suited for boating enthusiast , but also offers an ideal South Coast waterfront getaway for extended friends/family just a short drive from greater Boston ... Walls of windows with water views and soaring ceilings complemented by massive deck overlooking the bay provide spectacular views from many vantage points inside and outside the home ... you and your guests will enjoy open living/dining space off kitchen with convenient pass-thru, breakfast bar and dining area, perfect space for entertaining ... Five bedrooms, home office, sitting room, covered patio and private waterfront, ample parking with two-car garage complete this unique offering.

Property Information

Approx. Living Area: **3,048 Sq. Ft.** Approx. Acres: **0.35 (15,400 Sq. Ft.)** Garage Spaces: **2 Attached, Under, Garage Door Opener, Heated, Storage**

Living Area Includes: Heat Zones: **5 Forced Air, Electric Baseboard, Electric** Parking Spaces: **5 Off-Street, Improved Driveway**

Living Area Source: **Public Record** Cool Zones: **Central Air** Approx. Street Frontage:

Living Area Disclosures: *****see floor plans attached*****

Disclosures: ***** see floor plans attached*** ... First/ground level of home 23x25' 2-car garage, storage, outside half-bath and 25x30' covered breezeway/patio**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	25X14	Fireplace, Ceiling - Cathedral, Flooring - Hardwood, Main Level, Cable Hookup, Deck - Exterior, High Speed Internet Hookup, Open Floor Plan, Slider
Family Room:	2	25X14	Flooring - Wall to Wall Carpet, Window(s) - Picture, Main Level, Cable Hookup, Deck - Exterior, High Speed Internet Hookup, Slider
Kitchen:	2	23X20	Flooring - Hardwood, Window(s) - Picture, Dining Area, Balcony - Exterior, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Kitchen Island, Breakfast Bar / Nook, Cabinets - Upgraded, Exterior Access, High Speed Internet Hookup, Slider
Master Bedroom:	3	25X13	Bathroom - Full, Bathroom - Double Vanity/Sink, Skylight, Flooring - Wall to Wall Carpet, Balcony - Exterior
Bedroom 2:	3	13X12	Flooring - Wall to Wall Carpet
Bedroom 3:	3	15X10	Flooring - Wall to Wall Carpet
Bedroom 4:	2	21X19	Flooring - Wall to Wall Carpet
Bath 1:	2	8X5	Bathroom - Full, Bathroom - Tiled With Tub & Shower
Bath 2:	3	9X7	Bathroom - Full, Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower
Bath 3:	3	11X8	Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Skylight
Laundry:	2		Dryer Hookup - Electric, Washer Hookup
Second Master Bedroom:	2	13X12	Bathroom - Full, Bathroom - Tiled With Tub & Shower, Flooring - Wall to Wall Carpet
Home Office:	2	15X12	Flooring - Hardwood, Deck - Exterior, Slider
Sitting Room:	3	16X12	Skylight, Flooring - Wall to Wall Carpet
Foyer:	2	24X7	Ceiling - Cathedral, Flooring - Hardwood
Bathroom:	2	6X5	Bathroom - Half

Features

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Shopping, Walk/Jog Trails, Golf Course, Highway Access, House of Worship, Marina**
 Basement: **No**
 Beach: **Yes Bay, Ocean, Direct Access, Walk to**
 Beach Ownership: **Private**
 Beach - Miles to: **0 to 1/10 Mile**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions:
 Green Certified: **No**
 Home Own Assn: **No**
 Lead Paint: **None**

Construction: **Frame**
Electric: **Circuit Breakers, 200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**
Exterior: **Wood**
Exterior Features: **Deck, Deck - Wood, Patio, Covered Patio/Deck, Gutters, Professional Landscaping, Sprinkler System, Outdoor Shower**
Flooring: **Wall to Wall Carpet, Marble, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Electric, Tank**
Interior Features: **Central Vacuum, Security System, Cable Available**
Lot Description: **Level**
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac, Dead End**
Roof Material: **Rubber**
Sewer Utilities: **Private Sewerage - Title 5: Pass**
Terms: **Other (See Remarks)**
Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **Yes Bay, Dock/Mooring, Frontage, Canal, Deep Water Access, Direct Access, Navigable, Private**
Water View: **Yes Bay, Canal, Dock/Mooring, Ocean, Private**

UFFI: **No** Warranty Features: **No**
Year Built: **1986** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **4-LC38**
Assessed: **\$1,025,000**
Tax: **\$14,758** Tax Year: **2017**
Book: **602** Page: **174**
Cert:
Zoning Code: **R43**
Map: **000004** Block: **000** Lot: **0LC38**

Office/Agent Information

Listing Office: **At Home Realty, Inc.(617) 738-1820 Ext. 110**
Listing Agent: **Will Chase(617) 960-6845**
Team Member(s):**Mark Linsky (617) 694-4208**
Sale Office: **At Home Realty, Inc. (617) 738-1820 Ext. 110**
Sale Agent: **Will Chase(617) 960-6845**
Listing Agreement Type: **ER w/Var.Rate Comm.**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **2.5**
Compensation Based On: **Gross/Full Sale Price**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Lock Box, Appointment Required**

Showing: Facilitator: **Lock Box, Appointment Required**

Special Showing Instructions: **House is vacant and easy to show with short notice ... all showing requests EMAIL ONLY please ...**

Market Information

Listing Date: **7/5/2016**

Days on Market: Property has been on the market for a total of **68** day(s)

Expiration Date:

Original Price: **\$1,195,000**

Off Market Date: **9/10/2016**

Sale Date: **11/17/2016**

Sale Price: **\$937,500**

Offer Date: **8/27/2016**

Days to Offer: **53**

Listing Market Time: MLS# has been on for **68** day(s)

Office Market Time: Office has listed this property for **68** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

Financing: **Conv. Fixed**

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Market History for 16 Sias Point Road, Wareham, MA: Onset, 02532

MLS #	Date			DOM	DTO	Price
72032769	7/5/2016	Listed for \$1,195,000	Will Chase			\$1,195,000
	8/4/2016	Price Changed to: \$999,000	Mark Linsky			\$999,000
CTG	8/28/2016	Status Changed to: Contingent	Mark Linsky			
UAG	9/11/2016	Status Changed to: Under Agreement	System			
SLD	11/17/2016	Status Changed to: Sold	Mark Linsky			
	11/17/2016	Sold for \$937,500	Mark Linsky	68	53	\$937,500
Market History for At Home Realty, Inc. (BB1415)				68	53	\$937,500
Market History for this property				68	53	\$937,500









