

MLS # 73175872 - New  
Single Family - Detached

15 Hill St  
Foxboro, MA 02035-1239  
Norfolk County  
Style: Colonial  
Color: TAN  
Grade School: Vincent M. Igo  
Middle School: John J. Ahern  
High School: Foxborough HS  
Approx. Acres: 0.46 (20,002 SqFt)  
Handicap Access/Features:  
Directions: Mechanic to Hill

List Price: \$399,000  
Total Rooms: 6  
Bedrooms: 3  
Bathrooms: 2f 0h  
Main Bath: No  
Fireplaces: 0  
Approx. Street Frontage:

#### Remarks

Open Houses Saturday 11-1 and SUN 130-300. All showings begin at the open houses this weekend. Contractors and handymen/women this is the one. Discover a fantastic fixer-upper in Foxboro! This 3+ bedroom house presents a golden opportunity to invest your sweat equity and transform it into your dream home. Don't miss out on this potential gem! Amazing location close to 95 and a short drive to the Sharon commuter rail. Shopping nearby. This property needs some TLC, but as they say in real estate if you are willing to get a little dirty, you can get filthy rich. The property has some deferred maintenance and has been priced accordingly. Home being sold "as is". The sellers are looking for a frictionless quick closing (<30 days). Offers if any are due by 2:30 on MONDAY 11/6/2023. Flippers looking for a project will see the huge potential here. We love cash offers. We will accept escalation clauses.

#### Property Information

Approx. Living Area Total: 1,654 SqFt Living Area Includes Below-Grade SqFt: No Living Area Source: Public Record  
Approx. Above Grade: 1,654 SqFt Approx. Below Grade:  
Living Area Disclosures: Living area obtained from Town of Foxboro record.

Heat Zones: Hot Water Baseboard, Oil, Wood Stove  
Parking Spaces: 5 Off-Street

Cool Zones: 0 None  
Garage Spaces: 0

Disclosures: Title V is scheduled for 11/14. Room measurements approximate and provided by 3rd party. 3 bed septic. Woodstove in lower level. House was purchased in 1961 /1962 by Town of Foxborough and moved to create Mechanic Street exit. Town assessors record has it as a 1 full bath. Gas line in building.

#### Room Levels, Dimensions and Features

| Room          | Level | Size         | Features  |
|---------------|-------|--------------|---|
| Living Room:  | 1     | 13X15'9"     | Flooring - Hardwood, Main Level   |
| Dining Room:  | 1     | 14'1"X9'5"   | Main Level, Slider  |
| Family Room:  | 1     | 13'7"X12'8"  | Skylight, Ceiling - Vaulted, Flooring - Wall to Wall Carpet, Main Level |
| Kitchen:      | 1     | 11'8"X10'11" | Flooring - Vinyl, Main Level, Kitchen Island                            |
| Main Bedroom: | 2     | 21'10X12'6"  | Flooring - Wall to Wall Carpet, Cable Hookup                            |
| Bedroom 2:    | 2     | 12'4"X9'5"   | Closet, Flooring - Wall to Wall Carpet                                  |
| Bedroom 3:    | 2     | 9'1"X11      | Closet  |
| Bath 1:       | 1     | 8'3"X4'9"    | Bathroom - Full   |
| Bath 2:       | 1     | 9'1"X6'2"    | Bathroom - Full   |
| Laundry:      | B     | -            | -   |
| Office:       | 1     | 11'8"X9'2"   | Closet, Main Level  |

#### Features

Appliances: Dishwasher, Microwave, Refrigerator  
Area Amenities: Shopping, Highway Access, House of Worship, Private School, Public School  
Basement: Yes Full, Walk Out, Interior Access, Sump Pump, Concrete Floor, Unfinished Basement, Exterior Access  
Beach: No  
Construction: Frame  
Electric: Circuit Breakers  
Exterior: Shingles, Wood  
Exterior Features: Gutters  
Flooring: Vinyl, Wall to Wall Carpet, Hardwood  
Foundation Size: 27 x 27  
Foundation Description: Poured Concrete  
Hot Water: Oil, Tankless  
Interior Features: Internet Available - Unknown  
Lot Description: Wooded, Stream  
Road Type: Public  
Roof Material: Metal  
Sewer Utilities: Inspection Required for Sale, Private Sewerage - Title 5: Not Done  
Utility Connections: for Gas Range  
Water Utilities: City/Town Water  
Waterfront: No  
Water View: No

#### Other Property Info

Adult Community: No  
Disclosure Declaration: Yes  
Exclusions:  
Facing Direction: Southwest  
Home Own Assn: No  
Lead Paint: Unknown  
UFFI: Warranty Features: No  
Year Built: 1959 Source: Public Record  
Year Built Description: Approximate  
Year Round:  
Short Sale w/Lndr. App. Req: No  
Lender Owned: No

#### Tax Information

Pin #: M:020 L:038  
Assessed: \$382,800  
Tax: \$5,440 Tax Year: 2023  
Book: 0 Page: 0  
Cert: 158798  
Zoning Code: res  
Map: Block: Lot:

#### Compensation

Sub-Agent: Not Offered Buyer Agent: 2  
Facilitator: 2  
Compensation Based On: Net Sale Price

#### Market Information

Listing Date: 10/31/2023  
Days on Market: Property has been on the market for a total of 3 day(s)  
Expiration Date:  
Original Price: \$399,000  
Off Market Date:  
Sale Date:

Listing Market Time: MLS# has been on for 3 day(s)  
Office Market Time: Office has listed this property for 3 day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:

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Get the floor plan, full MLS, all photos, lead paint disclosure and offer instructions @  
<http://www.RealtorMikeMahoney.com/15Hill>