

MLS # 73526004 - New
Single Family - Detached

62 Brockton Avenue
Brockton, MA 02302
Plymouth County

List Price: **\$525,000**

Style: **Colonial**
Color: **White**
Grade School:
Middle School:
High School:
Approx. Acres: **0.11 (5,001 SqFt)**
Handicap Access/Features:
Directions: **Centre Street to Sterling Rd, make a left onto Whitman St and then right onto Brockton Ave.**

Total Rooms: **6**
Bedrooms: **3**
Bathrooms: **1f 1h**
Main Bath:
Fireplaces: **0**
Approx. Street Frontage:
Accessory Dwelling Unit: **No**

Amazing opportunity to own a young colonial home nestled on a dead-end street in Brockton. This property is ready for its next chapter. The main level features a welcoming front to back living room, formal dining room open to large kitchen with newer appliances (5 yrs) and renovated half bath with new window. New designer interior doors throughout give the home a fresh, updated feel. Hardwood floors throughout. Upstairs you'll find three generously sized bedrooms, including a primary with a large walk-in closet, plus a full bath and a dedicated linen closet. The partially finished basement offers additional living space for home office, gym or playroom while the remainder offers excellent storage. Outside, enjoy a new deck, spacious fenced in backyard, and shed. Newer roof, side stairs, and good curb appeal round out this solid offering. This one won't last. Interior photos to come!

Property Information

Approx. Living Area Total: **1,500 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
Approx. Above Grade: **1,500 SqFt** Approx. Below Grade: **400 SqFt**
Living Area Disclosures:

Heat Zones: **Forced Air, Oil** Cool Zones: **0 None**
Total Parking Spaces: **2 Improved Driveway** Garage Spaces: **0**
Disclosures: **Property will be sold "AS IS". Home was recently hooked up to Town Water. Well components remain home in case new owner wants to utilize in future for irrigation.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		Flooring - Hardwood, Main Level, Deck - Exterior, Exterior Access, Slider
Dining Room:	1		Flooring - Hardwood
Family Room:	B		Flooring - Laminate
Kitchen:	1		Flooring - Stone/Ceramic Tile, Main Level, Stainless Steel Appliances, Lighting - Overhead
Main Bedroom:	2		Flooring - Hardwood
Bedroom 2:	2		Flooring - Hardwood
Bedroom 3:	2		Flooring - Hardwood
Bath 1:	1		Flooring - Hardwood, Main Level, Lighting - Overhead
Bath 2:	2		Bathroom - With Tub & Shower, Flooring - Stone/Ceramic Tile, Lighting - Sconce
Laundry:	B		-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Freezer, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Laundromat, Highway Access, House of Worship, Public School**
Basement: **Yes Full**
Beach: **No**
Construction: **Frame**
Exterior: **Vinyl**
Exterior Features: **Deck - Wood, Storage Shed, Fenced Yard**
Flooring: **Tile, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Lot Description: **Paved Drive**
Road Type: **Publicly Maint.**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Electric Range**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warrantly Features:
Year Built: **1993** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:143 R:197 S:**
Assessed: **\$463,900**
Tax: **\$5,618** Tax Year: **2025**
Book: **50507** Page: **119**
Cert: **000000094543**
Zoning Code: **R1C**
Map: Block: Lot: