



31 Woodland Way Rehoboth MA

Designed with your comfort in mind, this 3378 sq. ft. extended Colonial features a sprawling interior and boasts large entertainment spaces and a sunroom. The relaxing backyard includes a stone patio and ornamental trees. A quiet haven where you can really relax. Perfectly situated on a circular drive with frontage on three sides in an established Bristol County neighborhood. This home features custom brickwork on the exterior, kitchen and living room. An additional room is available as an office or fifth bedroom. Relax after a long day in the secluded hot tub room! Avoid mud and nasty weather with a spacious 2-car attached garage leading into a large bonus room with cathedral ceilings. There are two electrical panels with a generator hook-up in the garage. This home has already passed the Title V inspection. Don't miss out on owning this home. Schedule your private tour today.



Livingroom



Livingroom



Kitchen



Great room



Hot tub room



Sunroom



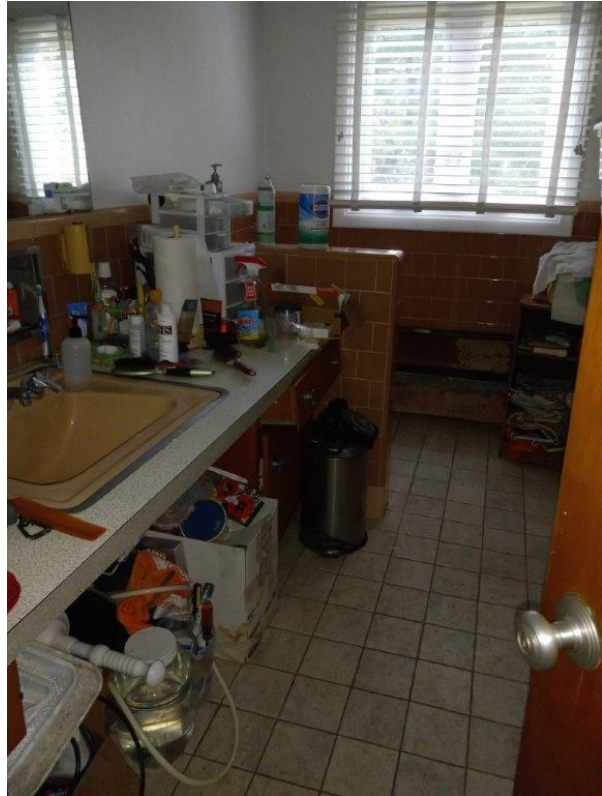
Backyard



Front entrance



First floor half bath



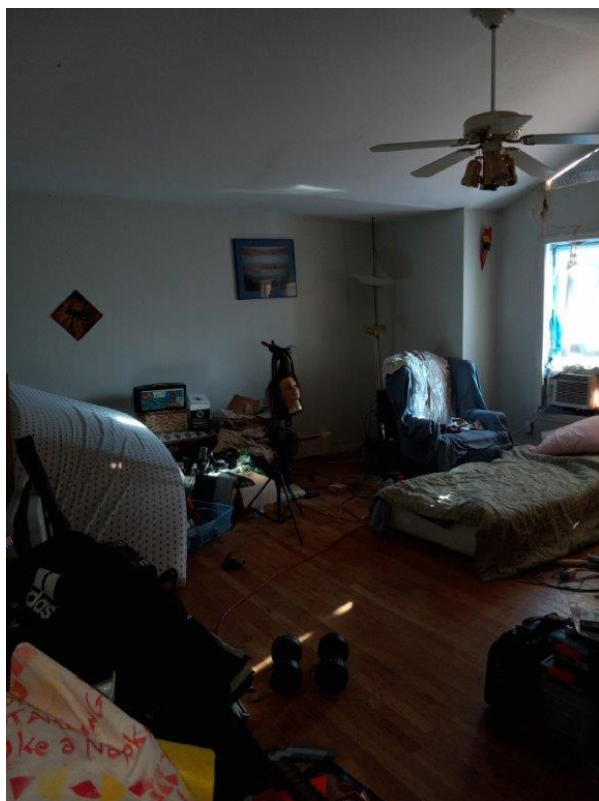
First floor full bath



Second floor bathroom



Second floor shower



Second floor bedroom



First floor bedroom



Basement panel



Garage panel with generator hook-up



Oil furnace and water heater



Oil tank

Property Information			
Use:	1-Family Residence	Style:	Colonial
Levels:	2	Lot Size:	0.89 Acres (38768 sqft.)
Year Built:	1958	Total Area:	6355 sqft.
Total Rooms:	7	Total Living Area:	3378 sqft.
Bedrooms:	4	First Floor Area:	0 sqft.
Full Baths:	2	Addl Floor Area:	0 sqft.
Half Baths:	1	Attic Area:	0 sqft.
Roof Type:	Gable	Finished Basement:	0 sqft.
Heat Type:	Forced Hot Water	Basement:	0 sqft.
Fuel Type:	Oil	Basement Type:	
Exterior:	Vinyl Siding	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	No	Fireplaces:	0
Condition:	Average/Good		
Assessment Information			
Map Ref.:	M:00044 B:00052	Tax Rate (Res):	13.24
Land Value:	\$151,000	Tax Rate (Comm):	13.24
Building Value:	\$322,300	Tax Rate (Ind):	13.24
Misc Improvements:	\$0	Fiscal Year:	2021
Total Value:	\$473,300	Estimated Tax:	\$6,266.49

Suggested Sales Price	List Price
\$684,825	\$644,900

See the comparable Sales below:

	Days on Market	Price
No. 1 - 108 Danforth Street, Rehoboth, MA	71	\$529,000
No. 2 - 128 Peck St, Rehoboth, MA	5	\$625,000
No. 3 - 172 Brook St, Rehoboth, MA	15	\$612,000
No. 4 - 15 Wright St, Rehoboth, MA	8	\$775,000
No. 5 - 57 Bliss St., Rehoboth, MA	35	\$665,000
No. 6 - 15 Miller St, Rehoboth, MA	6	\$700,000
No. 7 - 161 Agricultural Ave, Rehoboth, MA	79	\$730,000
No. 8 - 104 Perryville Rd, Rehoboth, MA	23	\$714,000
No. 9 - 6 Lorimar Ln, Rehoboth, MA	8	\$730,000
No. 10 - Lot 12 Veader Farm Road, Rehoboth, MA	41	\$768,250
Indicated Value by Sale Comparison Approach	29.10	\$684,825

Schedule a Showing www.idealrealestate.net/showings