JUST RELEASED FOR SALE



THE APPLE HOME BY THE VALLE GROUP
2 White Spruce Lane, Plymouth, MA

3 Bedroom, 2.5 Bath, 2,419 SF

$699,900

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INKBERRY

REDBROOK
AN A.D.MAKEPEACE COMMUNITY



YOUR APPLE HOME BY THE VALLE GROUP

2 WHITE SPRUCE LANE

ARTIST'S CONCEPTION FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL PROPERTIES, AMENITIES AND EXPEREIENCE RELATED TO REDBROOK MAY VARY FROMM THOSE DEPICTED. EQUAL HOUSING OPPORTUNITY.

Single Family - Detached



2 White Spruce Ln
Plymouth, MA 02360
Plymouth County

List Price: **$699,000**

Style: **Colonial**
Color:
Grade School:
Middle School:
High School:
Approx. Acres: **0.24 (10,487 SqFt)**
Handicap Access/Features:
Neighborhood/Sub-Division: **Redbrook**
Directions: **Wareham Rd White Spruce**

Total Rooms: **7**
Bedrooms: **3**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **1**
Approx. Street Frontage:

Remarks

Welcome Home to Redbrook; an A.D.Makepeace Community. This Apple floor plan with full finished basement built by The Valle Group features a large open layout with loads of natural sunlight. Upon entry you'll notice the quality craftsmanship and gleaming hardwood floors leading you to an impressive kitchen with large island, granite counter tops, beautiful cabinetry and stainless steel appliances. Sit and relax by the Fireplace in your Living Room or retire to your First Floor Primary Suite with vaulted ceilings double vanity full bath and walk in closet. The Upstairs loft area is great for any number of uses with two additional bedrooms and a shared full bath. The Lower Level is fully finished with Large Living Area and Bonus Room and storage area. Two car garage and beautifully manicured landscaping with mature plantings. Surrounded by nature with miles of walking trails, fishing, kayaking and swimming. Enjoy all of Redbrooks amenities just a short stroll away!

Property Information

Approx. Living Area Total: **2,419 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
Approx. Above Grade: **1,699 SqFt** Approx. Below Grade: **720 SqFt**
Living Area Disclosures:

Heat Zones: **3 Forced Air, Gas**
Cool Zones: **Central Air**
Parking Spaces: **2 Off-Street, Paved Driveway**
Garage Spaces: **2 Attached, Insulated**
Disclosures: **Redbrook has its own private water/wastewater system. HOA documents available upon request. Offers Due By 7/18/22 by 5pm. Seller reserves the right to accept an offer at any time.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X14	Fireplace, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Open Floor Plan
Dining Room:	1	13X11	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Main Level, Open Floor Plan
Family Room:	B		Flooring - Wall to Wall Carpet, Open Floor Plan
Kitchen:	1	13X14	Window(s) - Bay/Bow/Box, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Open Floor Plan, Stainless Steel Appliances
Main Bedroom:	1	15X14	Bathroom - Full, Bathroom - Double Vanity/Sink, Ceiling - Vaulted, Closet - Walk-in, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box, Main Level
Bedroom 2:	2	11X11	Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Bedroom 3:	2	12X11	Closet, Flooring - Wall to Wall Carpet, Window(s) - Bay/Bow/Box
Laundry:	1		-

Features

Appliances: **Range, Dishwasher, Microwave, Washer, Dryer**
Area Amenities: **Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access**
Basement: **Yes Full, Finished, Interior Access**
Beach: **Yes Lake/Pond, Access**
Beach Ownership: **Association**
Beach - Miles to: **1/10 to 3/10**
Construction: **Conventional (2x4-2x6)**
Electric: **200 Amps**
Energy Features: **Insulated Windows, Insulated Doors, Prog. Thermostat**

Other Property Info

Adult Community: **No**
Disclosure Declaration: **No**
Exclusions:
Home Own Assn: **Yes** HOA Fee: **$180**
HOA Mandatory: **Yes**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **2018** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**

Exterior: **Shingles, Wood**
Exterior Features: **Porch, Deck - Wood, Professional Landscaping, Sprinkler System**
Flooring: **Tile, Wall to Wall Carpet, Hardwood**
Foundation Size:
Foundation Description: **Poured Concrete**
Insulation: **Full**
Interior Features: **Cable Available**
Lot Description: **Corner, Paved Drive**
Road Type: **Private, Paved, Privately Maint.**
Roof Material: **Asphalt/Composition Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Certificate of Compliance**
Water Utilities: **Private Water**
Waterfront: **No**
Water View: **No**

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

Tax Information

Pin #: **M:0115 B:0000 L:0001-99**
Assessed: **$465,800**
Tax: **$7,187** Tax Year: **2022**
Book: **51198** Page: **111**
Cert: **000000041529**
Zoning Code: **RR**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **7/14/2022**
Days on Market: Property has been on the market for a total of day(s)
Expiration Date:
Original Price:
Off Market Date:

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

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Summary of Single-Family and Twin Home Fees

LOA Fees:	$180.00 per month – see breakdown below
Water and Wastewater Fees:	$109.71 plus water consumption – see next page
Total Fees:	**$289.71** plus water consumption

Landowners Association: 2022 Budget

Common Area

Common Area and Neighborhood Landscaping
Resident Communications and Amenities
Operations and Maintenance [1]
Common Area Snow Removal
Personal Trash Pickup
Management Fee
Capital Reserve
Insurance
Utilities [2]

LOA Fees (per month) **$ 180.00**

Notes

1. Operations & Maintenance includes site maintenance, building cleaning, road sweeping and catch basin cleaning.
2. Common area utilities, water and irrigation.

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2022 MONTHLY WATER & WASTEWATER FEES

SINGLE-FAMILY HOMES AND TWIN HOMES

WATER USAGE: Monthly water charge is based upon consumption

Up to 2,000 gallons per month = $8.12 per 1,000 gallons

Over 2,000 gallons per month = $10.17 per 1,000 gallons

BASE CUSTOMER CHARGE: Monitoring, repair, warranty and use of your meter and maintenance, repair and use of all fire hydrants = $49.71 per month

WASTEWATER TREATMENT: Monthly per diem charge = $2.00 per day

BREAKDOWN OF MONTHLY CHARGES

Base Customer Charge	$49.71
Wastewater Treatment $2.00 per day based on a 30-day month	$60.00
***Total**	**$109.71**

*Total does not include Water Usage as this charge is per private residential consumption.

*All homes are equipped with an irrigation system with a backflow device that needs to be tested annually. This cost is not reflected above.

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Drinking Water

Drinking water for the Redbrook development shall be provided by the Agawam Springs water supply system. This includes an existing (200,000 gpd) groundwater source along Wareham Road (the Wareham Road Well), providing potable water and irrigation demand. Production well construction included a bentonite-cement sanitary seal surrounding a 10-inch diameter steel well casing with a submersible pump. A water storage tank will serve as a backup water supply. The Wareham Road Well will be treated with hydroxide for pH adjustment and corrosion control, and sodium hypochlorite chemical feed system for emergency chlorination. The pump and chemical feed system include an on-site standby generator that will provide power for emergency conditions. The Wareham Road Well and pump station was approved by DEP on May 23, 2008 with a Water Management Act permit (#9P4-4-24-239.06) renewal in 2015 as amended in 2018.

As the development progresses, an additional water supply well (Agawam Road Well) will be constructed. The Agawam Road Well was approved on October 10, 2008 by DEP. The well water will be pumped to a chemical treatment building at the southern part of the development and treated with hydroxide for pH adjustment for corrosion control. Equipment for a sodium hypochlorite chemical feed system will be designed in the event emergency chlorination is required. The pump station and chemical feed building will be connected to generators for standby power.

The Agawam Springs Water Company is a new water company created for the purpose of providing drinking water service to residential and commercial customers that reside in the Redbrook community.

Fire Protection

Fire protection and system storage is supplied through a 500,000 gallon elevated steel water storage tank in the northeast section of the development. This tank will serve the system from the beginning of the project through the projected full build-out. The storage tank has been designed to provide adequate water pressure, fire protection storage and equalization to the development. The storage tank was approved by the DEP on September 17, 2008 and has been in operation since 2015.

Wastewater

Wastewater will be collected via a system of privately owned pipes and pump stations, and conveyed to a private Wastewater Treatment Facility (WWTF) for treatment and disposal. The WWTF is a Membrane Biological Reactor (MBR) process which includes an anoxic tank, aeration tank, post anoxic tank, and solids removal via membrane separation. Highly treated effluent will be discharged to an on-site open sand bed disposal field which consists of four open sand beds, each consisting of 25,000 square feet of area. The groundwater discharge permit for the WWTF was approved by DEP on July 8, 2010 (permit # SE 0-890) and a renewal application was submitted in accordance with DEP in 2019.