



MLS # 73317942 - Sold

Single Family - Detached

81 Tilden Rd
Scituate, MA 02066
Plymouth County

Style: **Other (See Remarks)**
Color: **Natural**
Grade School: **Wampatuck**
Middle School: **Gates**
High School: **Scituate**
Approx. Acres: **0.49 (21,370 SqFt)**
Handicap Access/Features:
Directions: **Beaver Dam Road to Tilden**

List Price: **\$1,399,000**
Sale Price: **\$1,375,000**

Total Rooms: **10**
Bedrooms: **4**
Bathrooms: **2f 1h**
Main Bath: **Yes**
Fireplaces: **0**
Approx. Street Frontage:

Discover timeless luxury in this completely renovated expanded Nantucket-style shingle home, featuring 4 bedrooms, 2.5 baths, and impeccable craftsmanship throughout. Thoughtful details like wainscoting and designer finishes elevate every space, while two stylish mudrooms and a two-car garage add practicality. The oversized first-floor primary suite offers a private retreat, and the kitchen is a dream for culinary enthusiasts. Completely updated with new windows, siding, roof, kitchen, bathrooms, flooring, and systems, this home is move-in ready. The large yard provides plenty of space to relax and entertain, while a sidewalk offers easy access to vibrant Scituate Harbor with its shops, dining, and coastal charm. Perfectly blending timeless style with modern upgrades, this home is truly one of a kind.

Property Information

Approx. Living Area Total: **3,000 SqFt**
Approx. Above Grade: **3,000 SqFt**
Living Area Disclosures:

Living Area Includes Below-Grade SqFt: **No**
Approx. Below Grade:

Living Area Source: **Owner**

Heat Zones: **Forced Air**
Parking Spaces: **6 Off-Street**
Disclosures: **Listed taxes are prior to the 2024 renovation. Buyer/Buyer's Agent to perform all due diligence. All measurements are approximate and buyer must perform due diligence. All information contained is subject to Buyer's verification.**

Cool Zones: **Central Air, None**
Garage Spaces: **2 Attached**

Room Levels, Dimensions and Features			
Room	Level	Size	Features
Living Room:	1	15X29	Flooring - Hardwood, Main Level, Open Floor Plan, Recessed Lighting, Remodeled, Wainscoting
Dining Room:	1	9X13	Flooring - Hardwood, Main Level, Recessed Lighting, Remodeled, Wainscoting
Family Room:	1	13X12	Skylight, Ceiling - Beamed, Flooring - Hardwood, Deck - Exterior, Exterior Access, Recessed Lighting, Remodeled, Beadboard
Kitchen:	1	9X14	Flooring - Hardwood, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Wet bar, Cabinets - Upgraded, Exterior Access, Open Floor Plan, Recessed Lighting, Remodeled, Stainless Steel Appliances, Gas Stove, Lighting - Pendant
Main Bedroom:	1	15X15	Bathroom - Full, Ceiling - Vaulted, Closet - Walk-in, Flooring - Hardwood, Window(s) - Bay/Bow/Box, Deck - Exterior, Recessed Lighting, Remodeled, Lighting - Pendant
Bedroom 2:	2	12X16	Closet - Walk-in, Closet, Flooring - Hardwood, Recessed Lighting, Ceiling - Half-Vaulted
Bedroom 3:	2	12X10	Closet, Flooring - Hardwood, Recessed Lighting, Ceiling - Half-Vaulted
Bedroom 4:	2	16X14	-
Bedroom 5:			Closet, Flooring - Hardwood, Recessed Lighting
Bath 1:	1	12X11	Bathroom - Tiled With Shower Stall, Flooring - Marble, Double Vanity
Bath 2:	2	8X9	Bathroom - Double Vanity/Sink, Bathroom - Tiled With Tub & Shower, Flooring - Stone/Ceramic Tile, Recessed Lighting, Remodeled, Lighting - Pendant
Bath 3:	1	5X6	Bathroom - Half, Flooring - Stone/Ceramic Tile, Recessed Lighting, Remodeled, Lighting - Sconce
Laundry:	2	5X4	Flooring - Stone/Ceramic Tile
Mud Room:	1	15X14	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Exterior Access, Recessed Lighting, Remodeled
Office:	1	8X8	Flooring - Hardwood, Recessed Lighting
Entry Hall:	1	13X6	Closet/Cabinets - Custom Built, Flooring - Stone/Ceramic Tile, Main Level, Recessed Lighting, Remodeled

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Freezer**
Area Amenities: **Public Transportation**
Basement: **Yes Partial, Bulkhead, Unfinished Basement**
Beach: **Yes**
Beach - Miles to: **1/2 to 1 Mile**
Energy Features: **Insulated Windows, Storm Doors**
Exterior: **Shingles, Wood**
Exterior Features: **Porch, Deck, Fenced Yard**
Flooring: **Tile, Hardwood, Brick**
Foundation Size:
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas**
Lot Description: **Corner**
Road Type: **Public, Paved**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Passed**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Home Own Assn:
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1750** Source: **Public Record**
Year Built Description: **Renovated Since**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:045 B:001 L:001**
Assessed: **\$590,400**
Tax: **\$6,117** Tax Year: **2024**
Book: **59008** Page: **288**
Cert: **00000000037148**
Zoning Code: **res**
Map: Block: Lot:

Seller-Offered Compensation

Seller-Offered Sub-Agency Compensation:
Seller-Offered Buyer's Broker Compensation: **2.5%**
Seller-Offered Facilitator Compensation: **1%**
Seller-Offered Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Coldwell Banker Realty - New England Home Office** (781) 684-6300
Listing Agent: **Kevin Lewis (617) 774-9051**
Team Member(s):
Sale Office: **Coldwell Banker Realty - Milton** (617) 696-4430
Sale Agent: **Kathleen Huntington** (617) 922-0527
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Office**
Showing: Buyer's Broker: **Call List Office**
Showing: Facilitator: **Call List Office**
Special Showing Instructions: **Call or Text Kevin Lewis at 617.774.9051 or email kevin.lewis@compass.com**

Market Information

Listing Date: **12/5/2024**
Days on Market: Property has been on the market for a total of **83** day(s)
Expiration Date:
Original Price: **\$1,449,000**
Off Market Date: **2/25/2025**
Sale Date: **3/19/2025**
Sale Price: **\$1,375,000**
Offer Date: **2/12/2025** Days to Offer: **69**

Listing Market Time: MLS# has been on for **83** day(s)
Office Market Time: Office has listed this property for **83** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:
Financing: **Withheld**
Sale-to-List Ratio: **98.28%**

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Market History for 81 Tilden Rd, Scituate, MA 02066

MLS #	Date			DOM	DTO	Price
73317942	12/5/2024	Listed for \$1,449,000	Kevin Lewis			\$1,449,000
	1/24/2025	Price Changed to: \$1,399,000	Kevin Lewis	50		\$1,399,000
CTG	2/12/2025	Status Changed to: Contingent	Kevin Lewis	69		
UAG	2/26/2025	Status Changed to: Under Agreement	System	83		
SLD	3/20/2025	Status Changed to: Sold	Kevin Lewis	83		
	3/19/2025	Sold for \$1,375,000	Kevin Lewis	83	69	\$1,375,000
Market History for Coldwell Banker Realty - New England Home Office (AN6181)				83	69	\$1,375,000
Market History for this property				83	69	\$1,375,000

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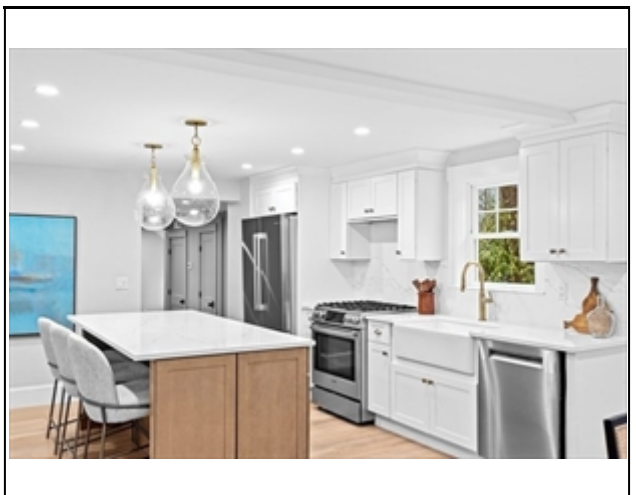
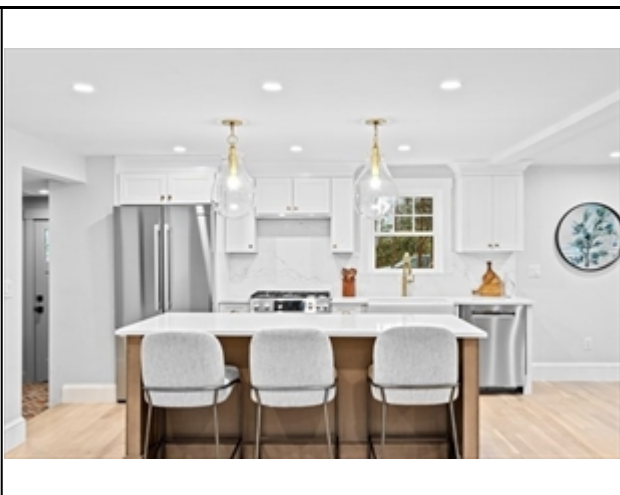
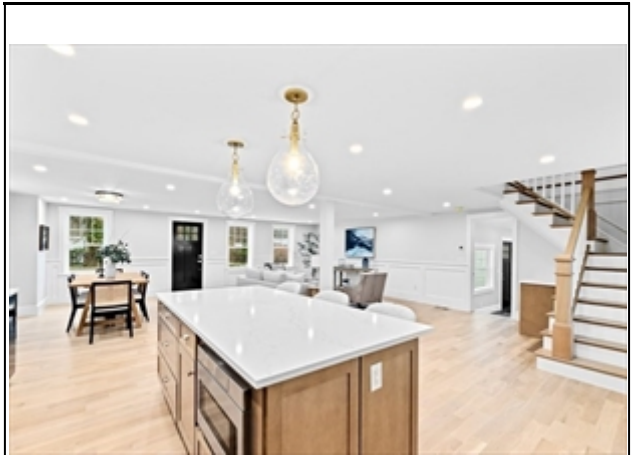
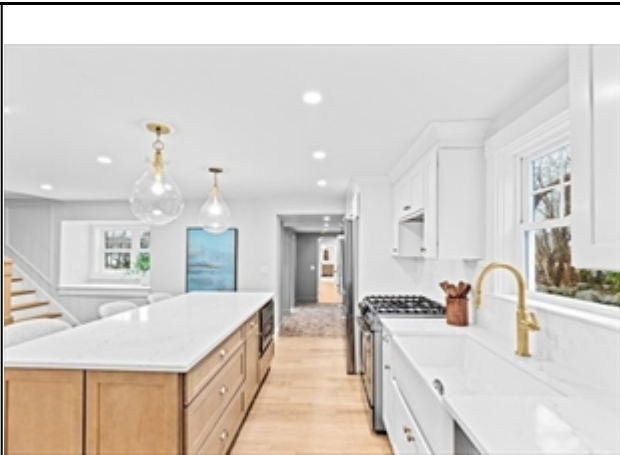
Price History for 73317942
81 Tilden Rd, Scituate, MA 02066

Date		Amount	%	DOM to PCG	DOM of PCG
12/05/2024	Listed for \$1,449,000				
01/24/2025	Price Changed to: \$1,399,000	\$-50,000	3.45%	50	50
					Listing DOM: 83
					Property DOM: 83

** Calculates and removes Offmarket activity in DOM Timeframe

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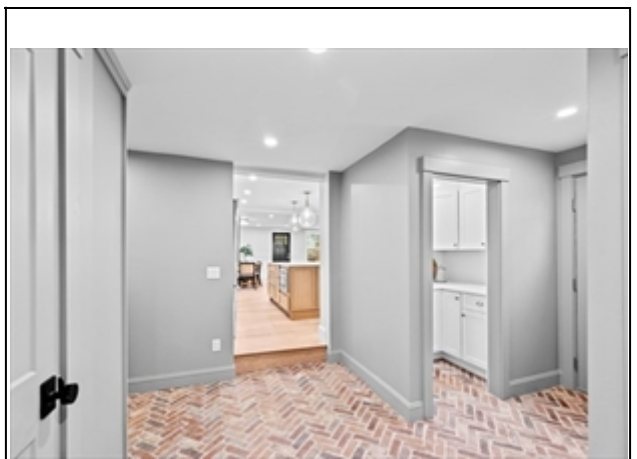
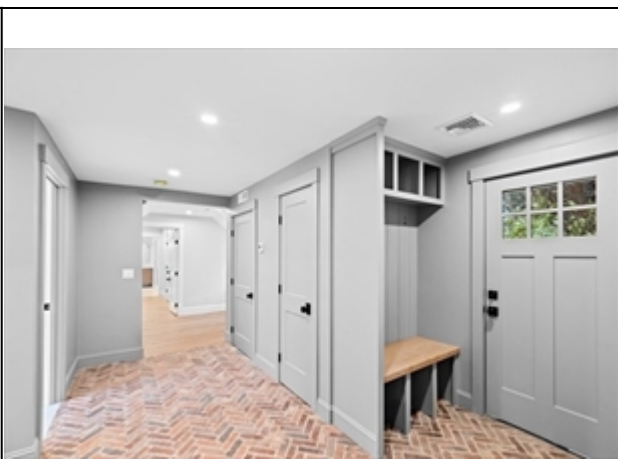
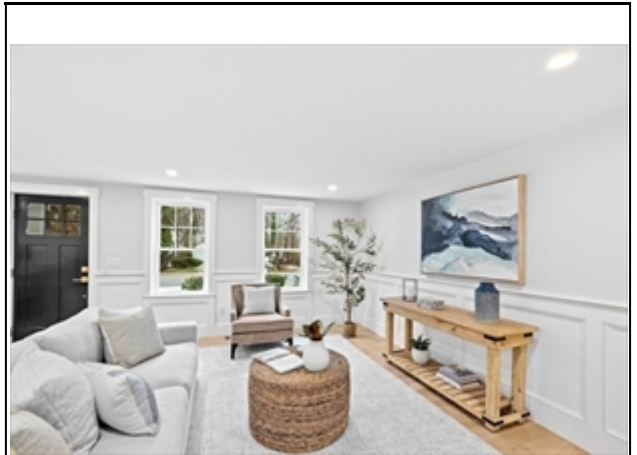
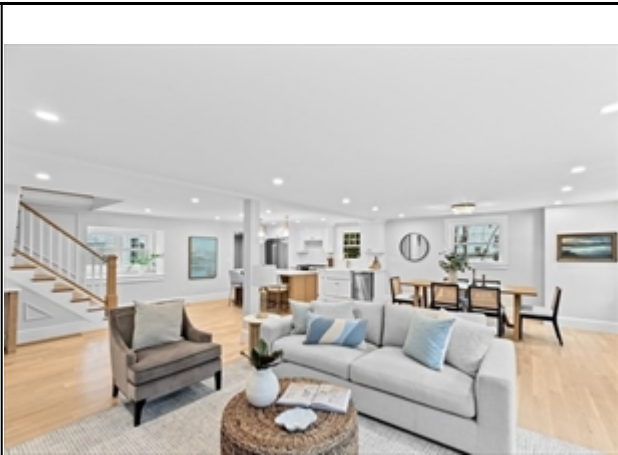
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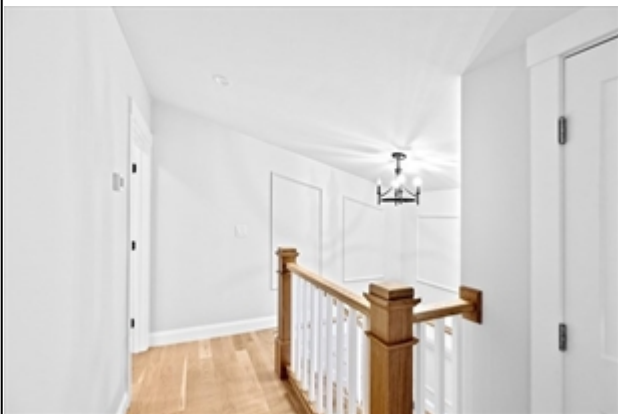


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