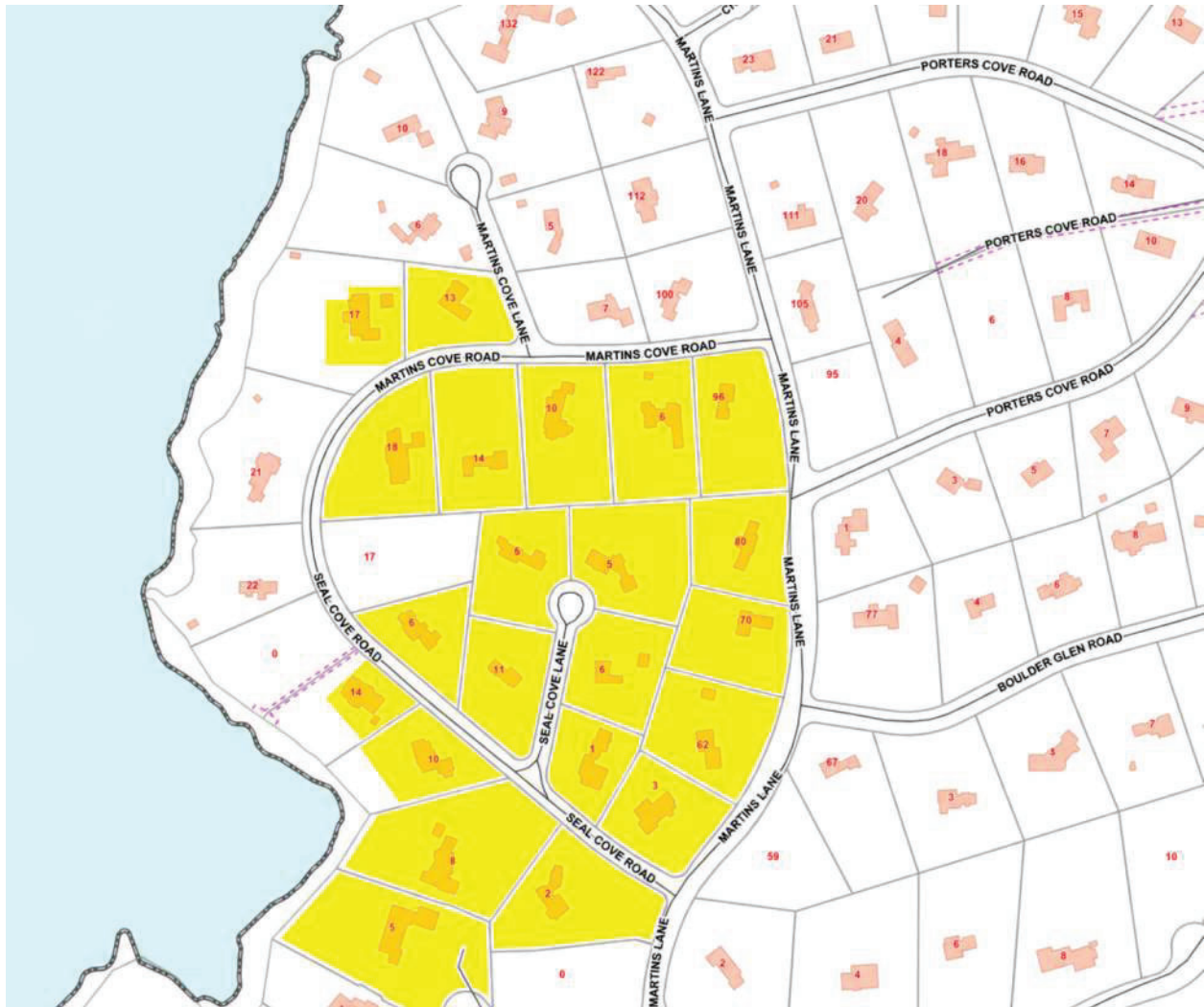


11 Seal Cove Road
Hingham
MA 02043

Neighborhood Analysis

GIS Map:



<u>Address</u>	<u>Square Feet/ “Living Area”</u>
2 Seal Cove Road	6,563 sqft
3 Seal Cove Road	5,907 sqft
8 Seal Cove Road	7,817 sqft
10 Seal Cove Road	4,443 sqft
11 Seal Cove Road	2,352 sqft
14 Seal Cove Road	8,665 sqft
15 Seal Cove Road	3,941 sqft
1 Seal Cove Lane	4,586 sqft
3 Seal Cove Lane	4,811 sqft
5 Seal Cove Lane	5,132 sqft
6 Seal Cove Lane	2,943 sqft
62 Martins Lane	4,021 sqft
70 Martins Lane	2,040 sqft
80 Martins Lane	4,331 sqft
96 Martins Lane	2,017 sqft
6 Martins Cove Road	5,028 sqft
10 Martins Cove Road	7,261 sqft
13 Martins Cove Road	4,596 sqft
14 Martins Cove Road	4,352 sqft
17 Martins Cove Road	5,841 sqft
5 Bare Cove Lane	9,839 sqft

2 Seal Cove Road

→ Sunning waterfront views, spacious living areas, a private setting, and beautiful outdoor space perfect for enjoying the coast.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,449	2,449
FUS	Finished Upper Story	2,312	2,312
TQS	Three Quarter Story	2,574	1,802
BSM	Basement	1,888	0
FGR	Garage	792	0
FOP	Open Porch	580	0
PTO	Patio	733	0
WDK	Deck	100	0
		11,428	6,563

3 Seal Cove Road

→ Beautiful home with coastal charm, waterfront scenery, and a quiet location.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,730	2,730
FUS	Finished Upper Story	2,682	2,682
FHS	Finished Half Story	990	495
BSM	Basement	2,730	0
FEP	Finished Enclosed Porch	360	0
FGR	Garage	990	0
FOP	Open Porch	843	0
WDK	Deck	647	0
		11,972	5,907

8 Seal Cove Road

→ Charming coastal home offering water views, privacy, and inviting indoor and outdoor living.



Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	4,198	4,198
FUS	Finished Upper Story	3,327	3,327
FHS	Finished Half Story	584	292
BSM	Basement	4,344	0
CAN	Canopy	96	0
FGR	Garage	584	0
FOP	Open Porch	408	0
FSP	Screened Porch	360	0
WDK	Deck	90	0
		13,991	7,817

10 Seal Cove Road

→ Bright waterfront home with an open layout, outdoor entertaining space, and peaceful surroundings.

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,558	2,558
TQS	Three Quarter Story	2,264	1,585
FHS	Finished Half Story	600	300
BSM	Basement	2,248	0
FGR	Garage	600	0
FOP	Open Porch	27	0
PTO	Patio	987	0
SHP	Workshop	320	0
		9,604	4,443

11 Seal Cove Road (UPCOMING PROJECT)

14 Seal Cove Road

→ Coastal property featuring scenic views, generous living space, and easy access to the shoreline.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Finished Upper Story	4,676	4,676
BAS	First Floor	3,268	3,268
TQS	Three Quarter Story	1,030	721
BSM	Basement	2,750	0
CTH	Cathedral Ceiling	504	0
FGR	Garage	840	0
FOP	Open Porch	814	0
WDK	Deck	260	0
		14,142	8,665

15 Seal Cove Road

→ Waterfront home with beautiful water views, spacious living areas, and a private setting.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,698	1,698
FUS	Finished Upper Story	1,204	1,204
FNS	Finished 90% Story	1,154	1,039
BSM	Basement	1,698	0
FEP	Finished Enclosed Porch	130	0
FGR	Garage	894	0
FOP	Open Porch	386	0
		7,164	3,941

1 Seal Cove Lane

→ A private waterfront home with scenic views and a peaceful atmosphere.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,927	2,927
FNS	Finished 90% Story	1,152	1,037
TQS	Three Quarter Story	888	622
BSM	Basement	1,196	0
FGR	Garage	756	0
FOP	Open Porch	240	0
FSP	Screened Porch	264	0
UAT	Unfinished Attic	756	0
		8,179	4,586

3 Seal Cove Lane

→ Coastal property with spacious living areas and beautiful water views.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,835	2,835
FNS	Finished 90% Story	1,472	1,325
FUS	Finished Upper Story	651	651
BSM	Basement	392	0
CRL	Crawl Space	2,013	0
FEP	Finished Enclosed Porch	110	0
FOP	Open Porch	215	0
PTO	Patio	126	0
WDK	Deck	780	0
		8,594	4,811

5 Seal Cove Lane

→ Charming home featuring waterfront access, privacy, and outdoor entertaining space.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,077	3,077
FUS	Finished Upper Story	1,260	1,260
FHS	Finished Half Story	1,044	522
TQS	Three Quarter Story	390	273
BSM	Basement	1,176	0
FGR	Garage	746	0
FOP	Open Porch	327	0
UAT	Unfinished Attic	1,260	0
UST	Unfinished Utility Area	56	0
WDK	Deck	1,081	0
		10,417	5,132

6 Seal Cove Lane

→ Beautiful coastal retreat with panoramic views and a relaxing setting.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,876	1,876
FNS	Finished 90% Story	1,186	1,067
BSM	Basement	1,176	0
FEP	Finished Enclosed Porch	300	0
FGR	Garage	576	0
FOP	Open Porch	10	0
PTO	Patio	592	0
WDK	Deck	290	0
		6,006	2,943

62 Martins Lane

→ Coastal home with water views, generous living space, and a quiet setting.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,198	2,198
TQS	Three Quarter Story	1,300	910
FUS	Finished Upper Story	702	702
FAT	Finished Attic	702	211
BSM	Basement	702	0
FOP	Open Porch	402	0
WDK	Deck	320	0
		6,326	4,021

70 Martins Lane

→ Beautiful property featuring waterfront scenery and spacious indoor and outdoor areas.

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,040	2,040
BSM	Basement	2,040	0
STP	Stoop	222	0
WDK	Deck	396	0
		4,698	2,040

80 Martins Lane

→ A private home with coastal charm, open living spaces, and scenic surroundings.

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,514	2,514
FUS	Finished Upper Story	1,372	1,372
FNS	Finished 90% Story	494	445
BSM	Basement	1,586	0
FGR	Garage	764	0
FOP	Open Porch	60	0
UAT	Unfinished Attic	1,092	0
WDK	Deck	60	0
		7,942	4,331

96 Martins Lane

→ Stunning waterfront residence with expansive views and exceptional outdoor living.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,272	1,272
TQS	Three Quarter Story	1,064	745
BSM	Basement	1,064	0
FGR	Garage	572	0
PTO	Patio	156	0
		4,128	2,017

6 Martins Cove Road

→ Waterfront home with beautiful views, a spacious layout, and a peaceful coastal setting.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,378	3,378
FUS	Finished Upper Story	1,650	1,650
BSM	Basement	3,198	0
CAN	Canopy	160	0
FOP	Open Porch	464	0
PTO	Patio	368	0
		9,218	5,028

10 Martins Cove Road

→ Elegant waterfront property featuring panoramic water views and outdoor entertaining space.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,084	3,084
FNS	Finished 90% Story	1,968	1,771
FUS	Finished Upper Story	1,348	1,348
FHS	Finished Half Story	1,012	506
TQS	Three Quarter Story	644	451
FAT	Finished Attic	336	101
BSM	Basement	3,084	0
FEP	Finished Enclosed Porch	540	0
FGR	Garage	572	0
FOP	Open Porch	488	0
		13,076	7,261

13 Martins Cove Road

→ Scenic waterfront home offering spacious living, beautiful views, and a tranquil setting.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FNS	Finished 90% Story	2,636	2,372
BAS	First Floor	2,098	2,098
FUS	Finished Upper Story	126	126
BSM	Basement	1,830	0
FGR	Garage	908	0
FOP	Open Porch	126	0
PERG	Pergola	209	0
PTO	Patio	807	0
WDK	Deck	60	0
		8,800	4,596

14 Martins Cove Road

→ Beautiful coastal home with expansive views, privacy, and bright open living areas.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,656	2,656
FUS	Finished Upper Story	1,696	1,696
BSM	Basement	1,904	0
FCP	Carport	656	0
PTO	Patio	720	0
WDK	Deck	72	0
		7,704	4,352

17 Martins Cove Lane

→ Stunning waterfront residence with exceptional scenery and luxurious indoor-outdoor living.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	3,894	3,894
FHS	Finished Half Story	3,894	1,947
BSM	Basement	2,829	0
FGR	Garage	308	0
FOP	Open Porch	461	0
STP	Stoop	16	0
WDK	Deck	1,899	0
		13,301	5,841

5 Bare Cove Lane

→ Waterfront home offering picturesque views, privacy, and a spacious layout.



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,778	4,778
FUS	Finished Upper Story	4,088	4,088
TQS	Three Quarter Story	1,390	973
BSM	Basement	4,487	0
FGR	Garage	1,240	0
FOP	Open Porch	1,717	0
PTO	Patio	1,470	0
UAT	Unfinished Attic	2,756	0
WDK	Deck	141	0
		22,067	9,839