

MLS # 73501651

Multi Family - 2 Family - 2 Units Side by Side

375-379 Webster Street
Rockland, MA 02370
Plymouth County

Color: **White**

Total Floors: **2**

Total Units: **2**

Total Rent: **\$2,000**

Grade School: **Phelps**

Middle School: **Rogers**

High School: **Rockland High**

Approx. Acres: **0.51 (22,377 SqFt)**

Directions: **Hingham Street to Webster Street**

Total Rooms: **14**

Total Bedrooms: **5**

Total Bathrooms: **3f 0h**

Total Fireplaces: **1**

Approx. Street Frontage:

Two Family | 2,965 sq. ft. | 1700's Farmhouse Colonial and a 1990's townhouse all in one! Exceptional opportunity on a half-acre lot just minutes to Rt. 3 and downtown Rockland — tremendous opportunity for an owner occupant or an investor. 379 Webster features a late 1700s farmhouse Colonial rich in character with wide pine floors and beamed ceilings. The updated kitchen includes a pantry, and the flexible layout offers potential for up to 4 beds & 2 baths. A spacious rear family room with recessed lighting opens to a three-season sunroom overlooking the backyard. 375 Webster offers a 2-bedroom, 1-bath townhouse built circa 1990's with a modern layout, hardwood floors, large wooden deck, basement access, and attic storage. Parking for 6 cars and ample land with ADU potential. A rare blend of historic charm, functionality, and investment upside.

Property Information

Approx. Living Area Total: **2,965 SqFt**

Approx. Above Grade: **2,965 SqFt**

Living Area Disclosures:

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

Approx. Below Grade:

Living Area Source: **Public Record**

Heat/Cool Units: **2 / 0**

Parking Spaces: **6 Off-Street, Tandem, Paved Driveway**

Disclosures: **Realtor is related to Seller. Being sold w/no warranties or representations & this shall be made part of any Contract. Probate sale | Subject to License to Sell & Probate Approval(Inquire w/LA for expectations for timing). 3rd bed in #379 requires modification(closet & door). One room missing heat.**

Heat/Cool Zones: **4 / 0**

Garage Spaces: **0**

Annual Expenses

Heating: Repair & Maintenance:

Gas: Trash Removal:

Electricity: Sewer:

Water: Insurance:

Management:

Miscellaneous:

Ann. Prop. Oper. Data: **No**

Annual Expense Source: **Not Available**

Gross Income: **\$70,800**

Gross Expenses:

Net Income: **\$70,800**

Unit Descriptions

Unit #1

Rooms: **9** Bedrooms: **3** Bathrooms: **2f 0h** Fireplaces: **1** Levels: **2** Floor: **1** Rent: **3,500** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen, Family Room, Office/Den, Sunroom**

Appliances: **Range, Dishwasher, Refrigerator, Vent Hood**

Interior Features: **Ceiling Fans, Cable TV Available, Pantry, Hardwood Floors, Upgraded Cabinets**

Heating: **Hot Water Baseboard, Steam, Oil**

Cooling: **None**

Rent Includes: **None**

Unit #2

Rooms: **5** Bedrooms: **2** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **2,400** Lease: **No**

Rooms: **Living Room, Dining Room, Kitchen, Laundry**

Appliances: **Range, Dishwasher, Refrigerator, Vent Hood**

Interior Features: **Ceiling Fans, Walk-Up Attic, Cable TV Available, Storage**

Heating: **Hot Water Radiators, Oil**

Rent Includes: **None**

Features

Area Amenities: **Park, Highway Access, House of Worship, Public School**

Basement: **Yes Full, Partial, Walk Out, Interior Access, Bulkhead, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers**

Energy Features: **Insulated Windows, Storm Windows, Insulated Doors, Storm Doors**

Exterior: **Vinyl**

Exterior Features: **Deck - Wood, Gutters, Storage Shed, Screens**

Flooring: **Tile, Vinyl, Vinyl / VCT, Luxury Vinyl Plank / LVP, Laminate, Hardwood, Pine**

Foundation Size: **xxxx**

Foundation Description: **Fieldstone, Granite**

Hot Water: **Oil**

Lot Description: **Corner, Paved Drive, Shared Drive, Cleared, Fenced/Enclosed, Gentle Slope, Level**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer Utilities: **City/Town Sewer**

Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup**

Water Utilities: **City/Town Water**

Waterfront: **No**

Water View: **No**

Other Property Info

Adult Community: **No**

Disclosure Declaration: **No**

Exclusions: **Personal belongings.Washer & Dryer in Unit #375.**

Facing Direction: **Northwest**

Lead Paint: **Unknown**

UFFI: **Unknown** Warranty Features: **No**

Year Built: **1880** Source: **Public Record**

Year Built Description: **Approximate, Unknown/Mixed**

Year Round:

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

Lender Owned: **No**

Tax Information

Pin #:

Assessed: **\$680,700**

Tax: **\$9,441.31** Tax Year: **2026**

Book: **59999** Page: **104**

Cert:

Zoning Code: **Res2**

Map: **035** Block: **000** Lot: **084**

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