

54 Central Square - Unit 2B
Lynn, MA 01901
Condo

MLS #: **72798975** Status: **New**
 List Price: **\$235,000**
 List Date: **3/16/2021**
 Area: Off Market Date:
 List\$/Sq. Ft.: **\$435.19**
 Days on Market (Total): **1** Days on Market (Office): **1**

Property Features

Rooms: **3** Style: **Mid-Rise**
 Bedrooms: **1** Type: **Condo**
 Baths: **1f 0h** Unit Level: **2**
 Master Bath: **No** Placement: **Upper**
 Fireplaces: **0** Approx. Living Area: **540 Sq. Ft.**
 Year Built: **1890** Outdoor Space Avail:
 # Units: **10** Garage: **0**
 Elevator: **Yes** Parking: **0 Rented, On Street Permit**
 Handicap Access/Features:
 Association: **Yes** Fee: **\$216**
 Fee Includes: **Water, Sewer, Master Insurance, Laundry Facilities, Elevator, Snow Removal, Refuse Removal**



Living Room

Room Descriptions

Room	Level	Size	Features
Living Room:	1	26X14	Flooring - Hardwood, Open Floor Plan, Recessed Lighting
Kitchen:	1		Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Main Level, Open Floor Plan, Recessed Lighting
Master Bedroom:	1	12X12	Closet, Flooring - Wall to Wall Carpet, Recessed Lighting
Bath 1:	1	5X8	Bathroom - Tiled With Tub & Shower, Main Level
Laundry:	B		-

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Microwave**
 Basement: **Yes**
 Construction: **Brick**
 Cooling: **Central Air**
 Exclusions: **Seller personal belongings.**
 Exterior: **Brick**
 Facing Direction:
 Heating: **Central Heat, Forced Air**
 Lead Paint: **Unknown**
 Pets Allowed: **Yes**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No** Water View: **No**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Remarks

This modern one bedroom condo is a quick bike ride or walk to the ocean - so close to many of North Shore's best outdoor amenities like Breakheart Reservation, Lynn Woods and Nahant Beach. Plus the commuter rail is right around the corner, only two stops to North Station! Soaring ceilings with extra large windows and custom shades, this sun-soaked condo features an open layout with large living room/dining room adjacent to a spacious kitchen. Separate bedroom and full modern bath. Excellent building with stunning architecture. Majority owner occupied and professionally managed with well run financials. Elevator for added convenience. Extra storage in basement, and parking for rent available nearby. In the heart of the burgeoning Downtown Arts and Culture District, near delicious top-rated restaurants like Blue Ox & Nightshade Noodle, plus local coffee shops and cafes. Invest in boundless potential - be part of the transformation and development in Lynn!

Tax Information

2021 Taxes: \$2,433 Assessment: **\$186,700** Cert: Zoning Code: **RES**
 Pin #: **068-626-002-003** Map: Block: Lot: Book: **36962** Page: **300**

Listing Information

Directions: **Exchange Street turns into Central Ave.**
 Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$235,000**
 Showing: Sub-Agent: **Sub-Agency Relationship Not Offered** Sub-Agent Comp: **Not Offered**
 Showing: Buyer-Agent: **Call List Agent, Appointment Required** Buyer Agent Comp: **2.5**
 Showing: Facilitator: **Call List Agent, Appointment Required** Facilitator Comp: **1**
 Special Showing Instructions: **To schedule a viewing, please email Tim via MLS or tim.deihl@sothebysrealty.com** Compensation Based On: **Net Sale Price**
 Disclosures: **Sale subject to seller securing suitable housing.**
 Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800 Listing Agent: **ResCo Team (617) 817-1813**
 Team Member(s): **Amy Butterworth** (585) 820-8447; **Timothy Deihl** (617) 817-1813