

**23 Breed - Unit 10**  
**Lynn, MA 01902**  
**Condo**

MLS #: **72772172** Status: **New**  
List Price: **\$199,000**  
List Date: **1/6/2021**  
Area: Off Market Date:  
List\$/Sq. Ft.: **\$280.28**  
Days on Market (Total): **1** Days on Market (Office): **1**

**Property Features**

Rooms: **4** Style: **Mid-Rise**  
Bedrooms: **2** Type: **Condo**  
Baths: **1f 0h** Unit Level: **3**  
Master Bath: **No** Placement: **Upper**  
Fireplaces: **0** Approx. Living Area: **710 Sq. Ft.**  
Year Built: **1940** Outdoor Space Avail: **Yes - Common**  
# Units: **24** Garage: **0**  
Elevator: **No** Parking: **0 On Street Permit**  
Handicap Access/Features:  
Association: **Yes** Fee: **\$335**  
Fee Includes: **Heat, Hot Water, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Management Fee**



**Room Descriptions**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>12X17</b>	-
Kitchen:	<b>1</b>	<b>12X7</b>	-
Master Bedroom:	<b>1</b>	<b>12X14</b>	-
Bath 1:	<b>1</b>	<b>8X5</b>	-
Office:	<b>1</b>	<b>4X17</b>	-

**Features & Other Information**

Basement: **No**  
Construction: **Brick**  
Cooling: **None**  
Exclusions:  
Facing Direction:  
Heating: **Central Heat**  
Lead Paint: **Unknown**  
Pets Allowed: **Yes w/ Restrictions**  
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**

**Top floor corner unit in the wonderfully maintained Marilyn building. This home offers a perfectly efficient layout at an amazing location - just a short walk to the ocean! Enter the unit through a foyer that could easily double as a dining room. Eat in kitchen offers gas cooking and granite counters. Spacious living room plus a sunny, corner exposure bedroom with two closets. Unique to this top floor unit is an additional bedroom/office area, providing great additional space. Laundry in the building, along with additional storage. Professionally managed and beautiful common areas, including a shared courtyard. Best of all is this tremendous Lynn location, walkable to the commuter rail, a rapidly developing downtown arts district and restaurant scene, and the beautiful walkway along the ocean heading in to Nahant and Swampscott. You'll love every bit of this incredible home, and especially your return on investment!**

**Tax Information**

2021 Taxes: **\$1,407** Assessment: **\$180,000** Cert: Zoning Code: **RES**  
Pin #: **093-570-006-010** Map: Block: Lot: Book: **23620** Page: **464**

**Listing Information**

Directions: **Ocean St to Breed St.**  
Listing Agreement Type: **Exclusive Right to Sell** Entry Only: **No** Original Price: **\$199,000**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered** Sub-Agent Comp: **Not Offered**  
Showing: Buyer-Agent: **Appointment Required** Buyer Agent Comp: **2.5**  
Showing: Facilitator: **Appointment Required** Facilitator Comp: **1**  
Special Showing Instructions: **Please email Tim at DEIHLRE@gmail.com with all showing requests and inquiries.** Compensation Based On: **Net Sale Price**  
Disclosures: **Public record shows unit as a 1BR, however unit has a second, separate room with a window (no closet) that could be used as a nursery or office.**  
Listing Office: **Gibson Sotheby's International Realty** (617) 825-0800 Listing Agent: **ResCo Team (617) 817-1813**  
Team Member(s): **Timothy Deihl** (617) 817-1813