



MLS # 72912586 - New Condo - 2/3 Family

49 Western Avenue - Unit 1
Beverly, MA 01915
Essex County

List Price: **\$319,000**

Unit Placement: **Corner**
Unit Level: **1**
Grade School: **Ayers Ryal Side**
Middle School: **Beverly MS**
High School: **Beverly HS**
Outdoor Space Available: **Yes - Private**
Handicap Access/Features:
Directions: **Bridge St to Western Ave.**

Total Rooms: **3**
Bedrooms: **1**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **1**

Remarks

Beautiful and bright condominium home with high ceilings and private wrap around porch. This updated condo offers a large, eat in kitchen, double closet master bedroom and spacious living room with fireplace. Beautiful details throughout from the recent full renovation, including bullseye moulding, recessed lighting, and so much more! Large, mature and well landscaped common yard, extra storage in the basement, and 2 full off street parking spaces. Best of all is the location and community, with annual 4th of July parades, easy/walkable access to the Crane River, and so much more! Right off 95, 128, and near the Beverly Depot commuter rail stop.

Property Information

Approx. Living Area: **744 Sq. Ft. (\$428.76/Sq. Ft.)** Approx. Acres:
Living Area Includes: Heat Zones: **1 Hot Water Baseboard, Gas** Garage Spaces: **0**
Living Area Source: **Field Card** Cool Zones: **0 None** Parking Spaces: **2 Off-Street, Assigned**
Living Area Disclosures: Disclosures: Levels in Unit: **1**

Complex & Association Information

Complex Name: Units in Complex: **2** Complete: **Yes** Units Owner Occupied: **2** Source: **Owner**
Association: **Yes** Fee: **\$104 Monthly**
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Refuse Removal**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	12X18	Fireplace, Flooring - Hardwood
Kitchen:	1	13X13	Flooring - Stone/Ceramic Tile, Dining Area
Master Bedroom:	1	15X16	Closet, Flooring - Hardwood
Bath 1:	1	8X6	Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	B		-

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, University, Other (See Remarks)**
Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator**
Association Pool: **No**
Basement: **Yes Bulkhead, Unfinished Basement**
Beach: **Yes**
Construction: **Frame**
Docs in Hand: **Master Deed**
Exterior: **Vinyl**
Exterior Features: **Porch, Garden Area**
Flooring: **Hardwood**
Hot Water: **Natural Gas**
Management: **Owner Association**
Pets Allowed: **Yes**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Terms: **Contract for Deed**
Utility Connections: **for Gas Range**
Waterfront: **No**
Water View: **No**

Other Property Info

Adult Community: **No**
Elevator: **No**
Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Building**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built/Converted: **1925**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **8-89-1**
Assessed: **\$225,600**
Tax: **\$2,953** Tax Year: **2021**
Book: **38997** Page: **460**
Cert:
Zoning Code: **RES**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2.5**
Facilitator: **1**
Compensation Based On: **Net Sale Price**





