

MLS # 72912586 - New Condo - 2/3 Family

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

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.

List Price: \$319,000

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:

Garage Spaces: 0

Living Area Includes:

Heat Zones: 1 Hot Water Baseboard, Gas

Parking Spaces: 2 Off-Street, Assigned

Living Area Source: Field Card

Cool Zones: 0 None

Levels in Unit: 1

Living Area Disclosures:

Disclosures:

Complex & Association Information

Complex Name:

Units in Complex: 2 Complete: Yes

Units Owner Occupied: 2 Source: Owner

Association: Yes Fee: \$104 Monthly

Assoc. Fee Inclds: 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:	R		_

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: Vinvl

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

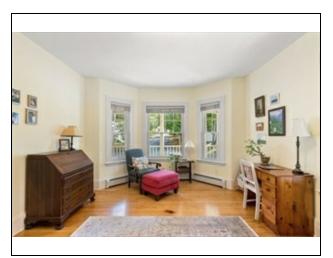
Sale Price

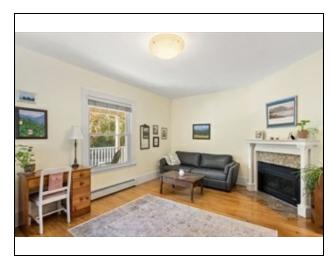
Sub-Agent: Not Buyer Agent: Offered 2.5 Facilitator: 1 Compensation Based On: Net





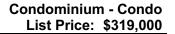
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