

MLS # 72912587 - New Condo - 2/3 Family

49 Western Avenue - Unit 2 Beverly, MA 01915 **Essex County** Unit Placement: Upper

Unit Level: 2

Grade School: Ayers Ryal Side Middle School: Beverly MS High School: Beverly HS

Outdoor Space Available: Yes - Private Handicap Access/Features: No

Directions: Bridge St to Western Ave.

List Price: \$529,000

Total Rooms: 6 Bedrooms: 3 Bathrooms: 2f 0h Master Bath: No Fireplaces: 0

Remarks

Incredible upper duplex home with loads of light and your own private garage! Main living level offers high ceilings throoughout, with a spacious, updated kitchen and direct access to your own private deck. Open breakfast bar to the living room, plus a separate dining room. Large, third bedroom with closet, currently used as an office, on this main level, plus a full bathroom. Top floor has two spacious bedrooms, plus an additional bathroom and separate full laundry room! Beautiful details throughout from the recent full renovation, including bullseye moulding, recessed lighting, central AC, and so much more! Large, mature and well landscaped common yard, extra storage in the basement, and 2 full off street parking spaces in addition to the fully functional garage. 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: 1,619 Sq. Ft. (\$326.74/Sq. Ft.) Approx. Acres:

Living Area Includes: Heat Zones: 2 Hot Water Baseboard, Gas

Living Area Source: Field Card Cool Zones: 1 Central Air

Living Area Disclosures:

Disclosures:

Complex & Association Information

Complex Name: Units in Complex: 2 Complete: Yes Units Owner Occupied: 2 Source: Owner

Association: Yes Fee: \$221 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	15X14	Flooring - Hardwood
Dining Room:	1	13X10	Flooring - Hardwood
Kitchen:	1	13X11	Flooring - Stone/Ceramic Tile, Dining Area, Breakfast Bar / Nook
Master Bedroom:	2	16X15	Closet, Flooring - Hardwood
Bedroom 2:	1	12X16	Closet, Flooring - Hardwood
Bedroom 3:	2	12X12	Closet, Flooring - Hardwood
Bath 1:	1	8X7	Bathroom - Full, Bathroom - With Tub & Shower
Bath 2:	2	9X7	Bathroom - Full, Bathroom - With Tub & Shower
Laundry:	3		-

Features

Area Amenities: Public Transportation, Shopping, 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 Full, Unfinished Basement

Beach: Yes Construction: Frame Docs in Hand: Master Deed

Exterior: Vinvl

Exterior Features: Deck, Garden Area Flooring: Wall to Wall Carpet, 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 Flevator: No

Disclosure Declaration: No

Exclusions:

Garage Spaces: 1 Detached

Levels in Unit: 2

Parking Spaces: 2 Off-Street, Assigned

Laundry Features: In Unit Lead Paint: Unknown UFFI: **Unknown** Warranty

Features: No

Year Built/Converted: 1925 Year Built Source: Public

Record

Year Built Desc: Approximate

Year Round: Yes

Short Sale w/Lndr. App. Req: No

Lender Owned: No

Tax Information

Pin #: 8-89-2 Assessed: \$354,600

Tax: \$4,649 Tax Year: 2021 Book: 33498 Page: 194

Cert:

Zoning Code: RES Map: Block: Lot:

Compensation

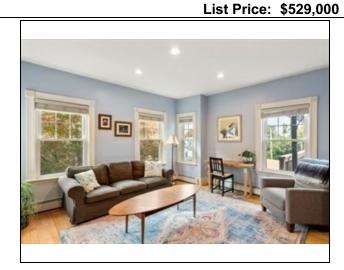
Sub-Agent: Not Buver Agent: Offered

Facilitator: 1

Compensation Based On: Net

Sale Price





Condominium - Condo













Condominium - Condo









