



Exterior - Front

**MLS # 73076894 - New
Single Family - Detached**

8 Spinney Path
Lynn, MA: Diamond District, 01902
Essex County
 Style: **Colonial**
 Color: **Grey**
 Grade School:
 Middle School:
 High School:
 Approx. Acres: **0.8 (35,033 SqFt)**
 Handicap Access/Features: **No**
 Directions: **Ocean St to Spinney Path in historic Diamond District.**

List Price: **\$655,000**
 Total Rooms: **6**
 Bedrooms: **3**
 Bathrooms: **2f 0h**
 Main Bath: **No**
 Fireplaces: **1**
 Approx. Street Frontage:

Remarks

This center entrance Colonial style home is nestled on a private cul de sac in the Diamond District, a seaside neighborhood with access to the beach, downtown Lynn, and the proposed 30 acre Lynn Harbor Park along the waterfront. Perfectly placed in an established community, this home features an efficient layout with spacious rooms plus a large bonus area in the basement that is primed to be finished. Flooded with sunlight and slivers of water views, highlights include: a modern eat-in kitchen with a slider to porch/yard with cook out area, a full dining room, sunroom/mudroom side entrance leading to large living room with built in bench seat and mantle/fireplace, bathroom on the first floor. Second floor offers two large bedrooms and a bathroom, 2 large walk in closets, linen closet, and a third area that can easily be converted back to an additional large bedroom. Schedule a private tour to see this wonderful home and all that this neighborhood has to offer!

Property Information

Approx. Living Area Total: **1,653 SqFt**
 Approx. Above Grade: **1,653 SqFt**
 Living Area Disclosures: **Possible to finish basement. Please see current layout and proposed layout floor plans attached.**

Living Area Includes Below-Grade SqFt: **No**
 Approx. Below Grade:
 Living Area Source: **Public Record**

Heat Zones: **1 Forced Air, Gas**
 Parking Spaces: **2 Off-Street, Assigned**
 Disclosures: **Public record shows property as 3BR. Current layout functions as 2BR, however easy to transform to 3BR. Agent has quote. Single family style living but technically a condo association with 6 total single family style condos, all owner occupied.**

Cool Zones: **1 Central Air**
 Garage Spaces: **0**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	20'11X23'6	Fireplace, Flooring - Hardwood, Window Seat
Dining Room:	1	12'2X11'6	Flooring - Hardwood
Kitchen:	1	14'10X11'8	Flooring - Hardwood, Flooring - Stone/Ceramic Tile, Dining Area, Countertops - Stone/Granite/Solid, Deck - Exterior, Open Floor Plan, Gas Stove
Main Bedroom:	2	20'10X12'4	Flooring - Hardwood
Bedroom 2:	2	13'4X15'11	Closet, Flooring - Hardwood
Bedroom 3:	2	13X10'8	Closet, Flooring - Hardwood
Bath 1:	1	7'8X5'10	Bathroom - 3/4, Bathroom - Tiled With Shower Stall
Bath 2:	2	6'5X7'2	Bathroom - 3/4, Bathroom - Tiled With Shower Stall
Laundry:	B	11'8X11'1	-
Sun Room:	1	7X9'6	-
Bonus Room:	B	20'2X22'7	-

Features

Appliances: **Range, Dishwasher, Disposal**
 Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, T-Station, University, Other (See Remarks)**
 Basement: **Yes Full, Unfinished Basement**
 Beach: **Yes Ocean**
 Beach Ownership: **Public**
 Beach - Miles to: **0 to 1/10 Mile**
 Construction: **Frame**
 Energy Features: **Insulated Windows**
 Exterior Features: **Porch - Enclosed, Deck, Patio**
 Flooring: **Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas**
 Lot Description: **Other (See Remarks)**
 Road Type: **Private, Paved, Privately Maint.**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Terms: **Contract for Deed**
 Utility Connections: **for Gas Range**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **Wall sconces. Refrigerator and W/D negotiable.**
 Facing Direction: **South**
 Green Certified: **No**
 Home Own Assn: **Yes** HOA Fee: **\$189 Monthly**
 HOA Mandatory: **Yes**
 Lead Paint: **None**
 UFFI: **No** Warranty Features: **No**
 Year Built: **2000** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

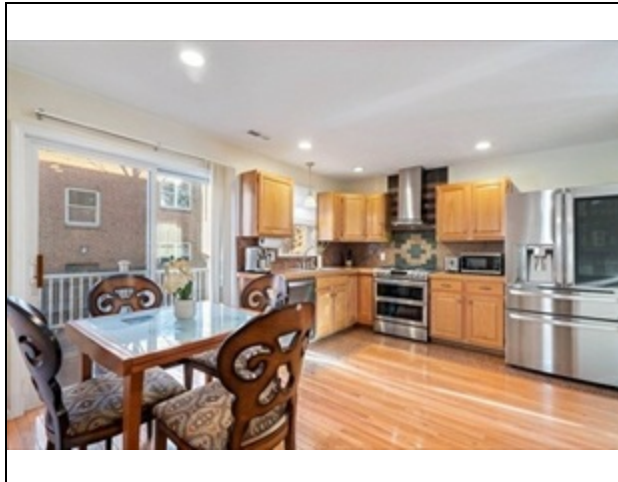
Pin #: **081-575-022-004**
 Assessed: **\$344,100**
 Tax: **\$3,835** Tax Year: **2023**
 Book: **21659** Page: **147**
 Cert:
 Zoning Code: **RES**
 Map: Block: Lot:

Compensation

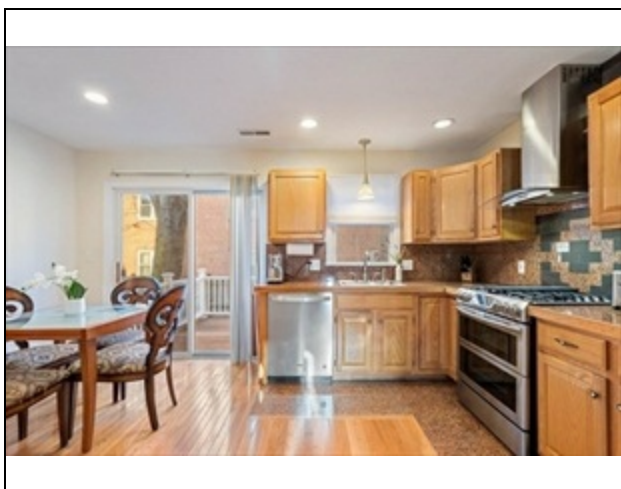
Sub-Agent: **Not Offered** Buyer Agent: **2.5**
 Facilitator: **1**
 Compensation Based On: **Net Sale Price**



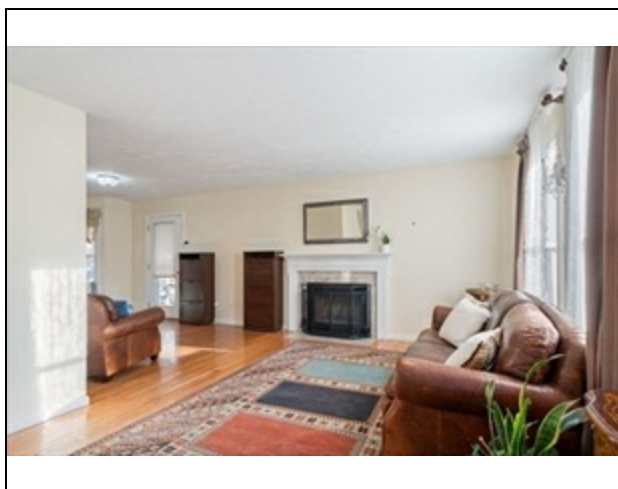
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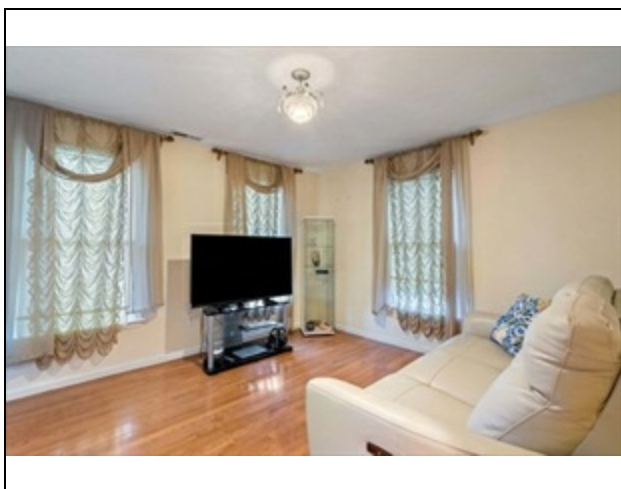
Kitchen



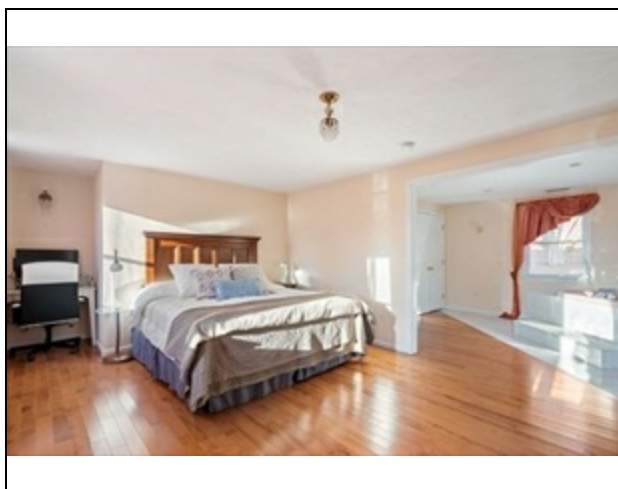
Kitchen



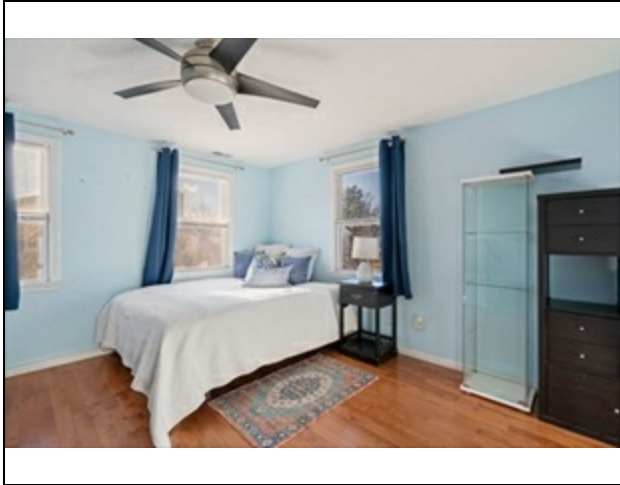
Living Room



Dining Room



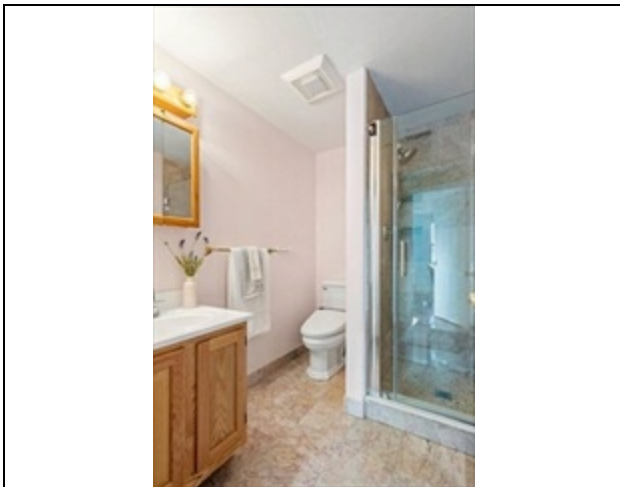
Bedroom



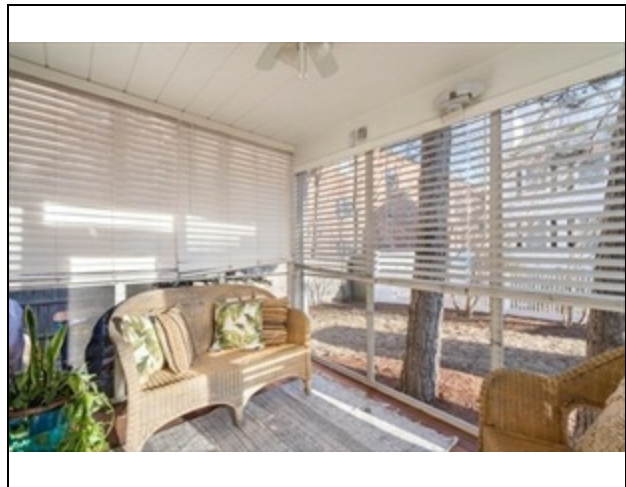
Bedroom



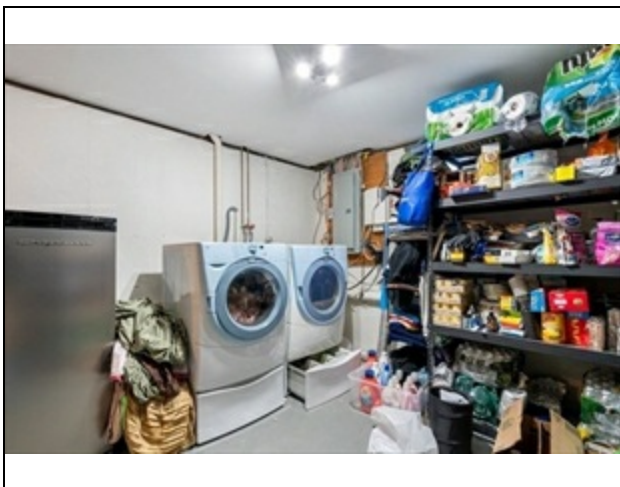
Bathroom



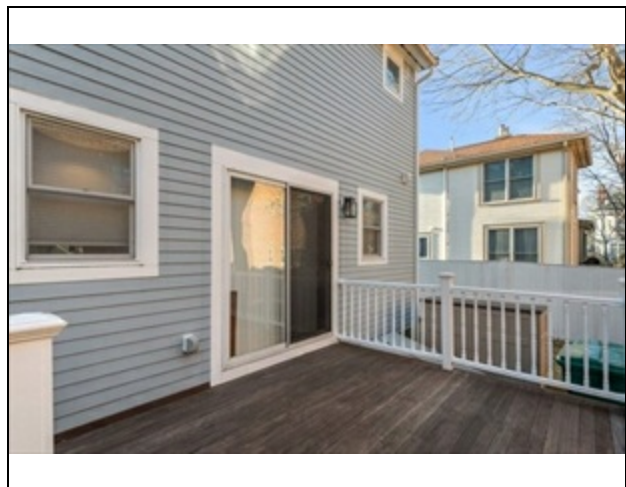
Bathroom



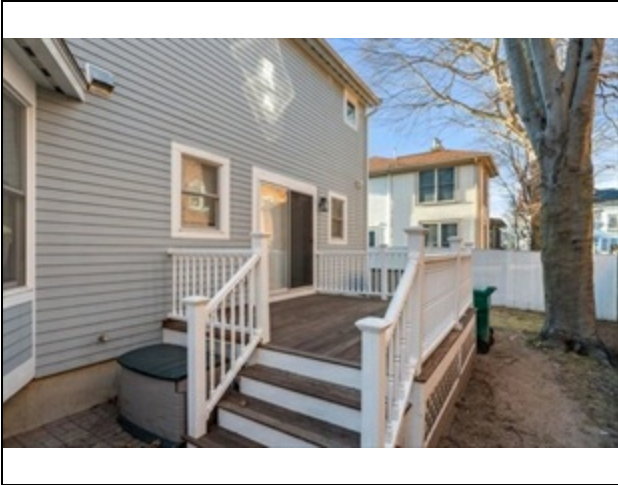
Sun Room



Laundry Room/Area



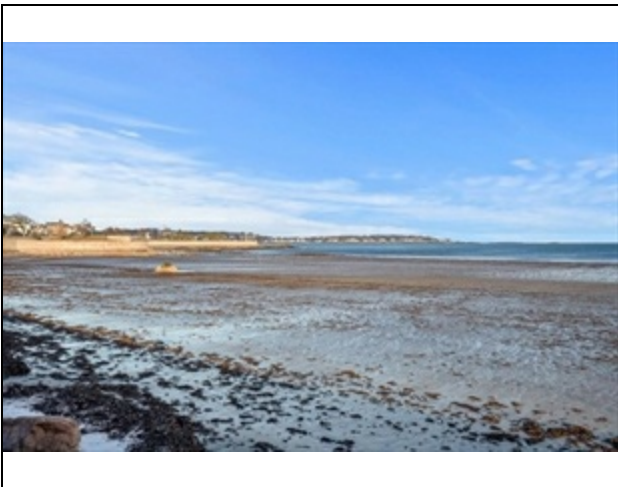
Deck



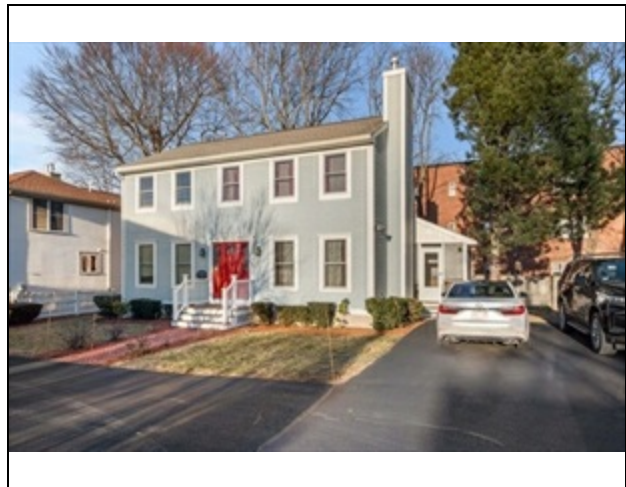
Deck



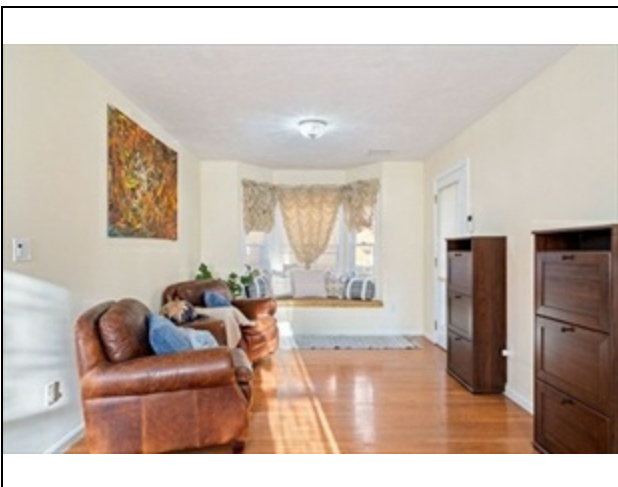
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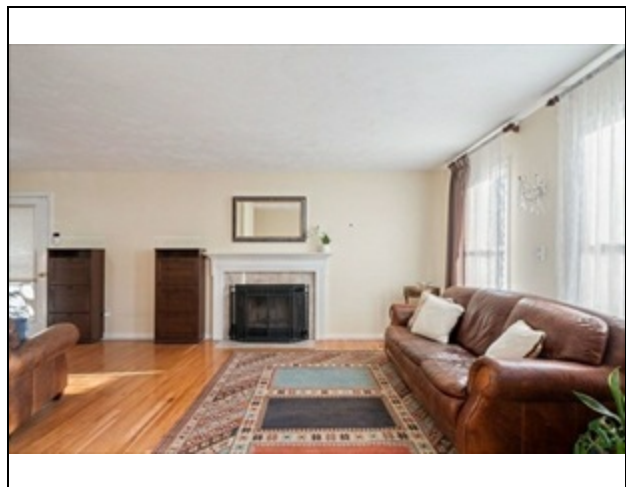
Beach



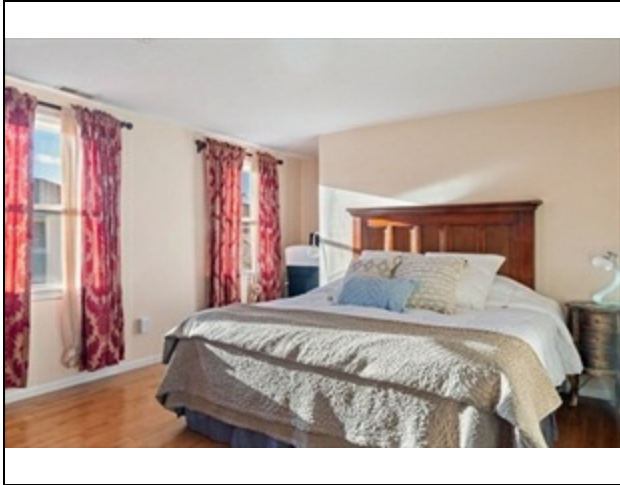
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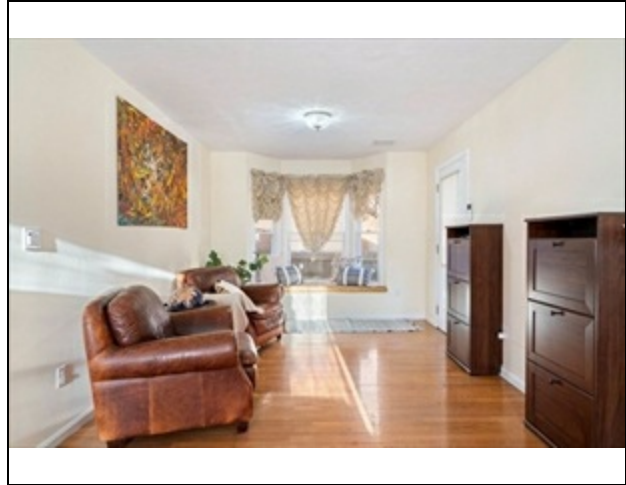
Living Room



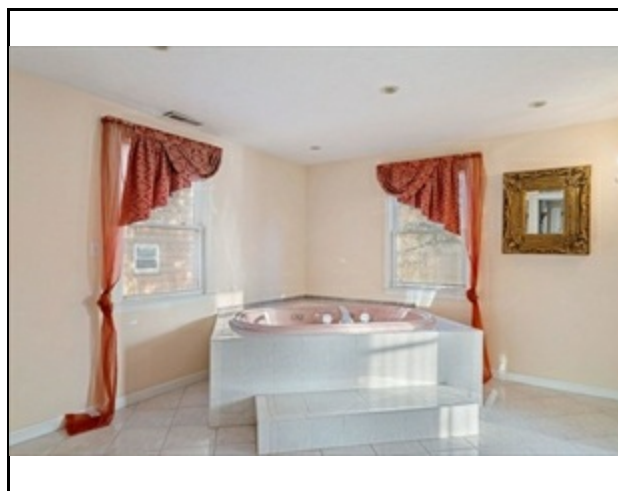
Living Room



Bedroom



Living Room



Whirlpool Tub