



**MLS # 72817660 - New  
Single Family - Detached**

**25 Catherine Drive  
Peabody, MA: West Peabody, 01960  
Essex County**  
Style: **Split Entry**  
Color:  
Grade School: **Burke School**  
Middle School: **Higgins School**  
High School:  
Handicap Access/Features: **No**  
Directions: **Lowell to Catherine**

List Price: **\$625,000**  
  
Total Rooms: **7**  
Bedrooms: **3**  
Bathrooms: **2f 0h**  
Master Bath: **No**  
Fireplaces: **1**

**Remarks**

**Picture perfect & meticulously updated, this amazing West Peabody gem checks every box! Attached garage parking with access to your fully updated lower level, with tastefully renovated 3/4 bathroom and spacious, sunny den w/ guest room potential! Main living area offers the layout every buyer wants, with an open kitchen in to the living and dining room. 3 good sized bedrooms, plus another updated bathroom! Sliders from the dining room offer access to a deck and your sprawling, private, fenced in yard. Updates include windows, roof, electric, kitchen, baths and so much more! And perhaps the best part is the truly amazing community and the convenience offered by this location. Walk to the elementary school, easy access to Rt 1 & I-95, and so much more... don't miss out!**

**Property Information**

Approx. Living Area: **1,496 Sq. Ft.**      Approx. Acres: **0.4 (17,215 Sq. Ft.)**      Garage Spaces: **1 Attached**  
Living Area Includes:      Heat Zones: **Forced Air, Gas**      Parking Spaces: **2 Off-Street**  
Living Area Source: **Public Record**      Cool Zones: **None**      Approx. Street Frontage:  
Living Area Disclosures: **May or may not include lower level of the split.**  
Disclosures: **Ask agent about 3/4 bathroom.**

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	<b>1</b>	<b>15X11</b>	<b>Flooring - Hardwood, Open Floor Plan, Recessed Lighting</b>
Dining Room:	<b>1</b>	<b>9X11</b>	<b>Flooring - Hardwood, French Doors, Exterior Access, Lighting - Overhead</b>
Family Room:	<b>B</b>	<b>16X17</b>	<b>Flooring - Hardwood, Recessed Lighting</b>
Kitchen:	<b>1</b>	<b>12X10</b>	<b>Flooring - Hardwood, Countertops - Stone/Granite/Solid, Breakfast Bar / Nook, Open Floor Plan, Stainless Steel Appliances, Gas Stove</b>
Master Bedroom:	<b>1</b>	<b>15X10</b>	<b>Closet, Flooring - Hardwood</b>
Bedroom 2:	<b>1</b>	<b>10X13</b>	<b>Closet, Flooring - Hardwood</b>
Bedroom 3:	<b>1</b>	<b>8X9</b>	<b>Closet, Flooring - Hardwood</b>
Bath 1:	<b>1</b>		<b>Bathroom - Full, Bathroom - Tiled With Tub &amp; Shower, Flooring - Stone/Ceramic Tile</b>
Bath 2:	<b>B</b>		<b>Bathroom - Full, Bathroom - Tiled With Shower Stall, Flooring - Stone/Ceramic Tile</b>
Laundry:	<b>B</b>		-

**Features**

Appliances: **Range, Dishwasher, Refrigerator**  
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Bike Path, Conservation Area, Highway Access, House of Worship, Private School, Public School, University, Other (See Remarks)**  
Basement: **Yes Full, Finished**  
Beach: **No**  
Energy Features: **Insulated Windows**  
Exterior: **Shingles**  
Exterior Features: **Deck, Fenced Yard**  
Foundation Size:  
Foundation Description: **Concrete Block**  
Hot Water: **Natural Gas**  
Lot Description: **Corner**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Terms: **Contract for Deed**  
Water Utilities: **City/Town Water**  
Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **No**  
Exclusions:  
Home Own Assn: **No**  
Lead Paint: **Unknown**  
UFFI: Warranty Features:  
Year Built: **1960** Source: **Public Record**  
Year Built Description:  
**Approximate**  
Year Round:  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **013-021**  
Assessed: **\$444,400**  
Tax: **\$4,908** Tax Year: **2021**  
Book: **33293** Page: **526**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

**Office/Agent Information**

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  
Sale Office:  
Sale Agent:  
Listing Agreement Type: **Exclusive Right to Sell**  
Entry Only: **No**  
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**  
Showing: Buyer-Agent: **Appointment Required**  
Showing: Facilitator: **Appointment Required**  
Special Showing Instructions: **Please email DeihlRE@gmail.com w/ all showing requests.**

**Compensation**

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

**Market Information**

Listing Date: **4/20/2021**  
Days on Market: Property has been on the market for a total of **1** day(s)  
Expiration Date:  
Original Price: **\$625,000**  
Off Market Date:  
Sale Date:  
Listing Market Time: MLS# has been on for **1** day(s)  
Office Market Time: Office has listed this property for **1** day(s)  
Cash Paid for Upgrades:  
Seller Concessions at Closing:







