



**MLS # 72912595 - New Multi Family - 2 Family**

**49 Western Avenue  
Beverly, MA 01915  
Essex County**

List Price: **\$839,000**

Color:  
Total Floors: **3**  
Total Units: **2**  
Total Rent: **\$0**  
Grade School: **Ayers Ryal Side**  
Middle School: **Beverly MS**  
High School: **Beverly HS**  
Directions: **Bridge St to Western Ave.**

Total Rooms: **9**  
Total Bedrooms: **4**  
Total Bathrooms: **3f 0h**  
Total Fireplaces: **1**

**Remarks**

**Meticulously maintained, owner occupied 2 unit property available for sale. First floor one bedroom / one bath unit with high ceilings, updated kitchen and bathroom. Upper duplex offers 3 full bedrooms, living and dining room, modern kitchen with breakfast bar, plus two renovated bathrooms and private laundry room. Central AC for upper duplex too! Beautiful details throughout both units from the recent full renovation, including bullseye moulding, recessed lighting, updated electrical, energy efficient windows, attractive and low maintenance vinyl siding, and so much more! Large, mature and well landscaped yard plus beautiful wrap around porch with mahogany decking. Extra storage in the basement with fantastic ceiling height. Off street parking for 4 cars PLUS a functioning garage. Separate electric and gas metering for both units. Incredibly location with easy/walkable access to Crane River, and so much more! Right off 95, 128, and near the Beverly Depot commuter rail stop.**

**Property Information**

Approx. Living Area: **2,800 Sq. Ft.**      Approx. Acres: **0.07 (3,000 Sq. Ft.)**      Garage Spaces: **1**  
Living Area Includes:      Heat/Cool Zones: **3 / 1**      Parking Spaces: **5 Off-Street, Paved Driveway**  
Living Area Source: **Other**      Heat/Cool Units: **2 / 1**      Approx. Street Frontage:

Living Area Disclosures: **Estimated living area.**  
Disclosures: **Property currently recorded as 2 condo units. Being marketed for sale individually and also as a 2 family. Both units currently owner occupied. Lot size and total living area estimated. Buyer and Buyer agent to perform own due diligence re: conversion back to 2 family.**

**Annual Expenses**

Heating:      Repair & Maintenance:      Management:      Gross Income:  
Gas:      Trash Removal:      Miscellaneous:      Gross Expenses:  
Electricity:      Sewer:      Ann. Prop. Oper. Data: **No**      Net Income:  
Water:      Insurance:      Annual Expense Source:

**Unit Descriptions**

**Unit #1**

Rooms: **3**      Bedrooms: **1**      Bathrooms: **1f 0h**      Fireplaces: **1**      Levels: **1**      Floor: **1**      Rent: **0**      Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

**Unit #2**

Rooms: **6**      Bedrooms: **3**      Bathrooms: **2f 0h**      Fireplaces: **0**      Levels: **2**      Floor: **2**      Rent: **0**      Lease: **No**  
Rooms: **Living Room, Dining Room, Kitchen, Laundry**  
Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

**Features**

Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Medical Facility, Bike Path, Conservation Area, Highway Access, Marina, Private School, Public School, University, Other (See Remarks)**  
Basement: **Yes Full, Unfinished Basement**  
Beach: **Yes**  
Construction: **Frame**  
Energy Features: **Insulated Windows**  
Exterior: **Vinyl**  
Exterior Features: **Porch, Deck, Garden Area**  
Flooring: **Wood**  
Foundation Size:  
Foundation Description: **Fieldstone**  
Hot Water: **Natural Gas**  
Lot Description: **Corner**  
Road Type: **Public**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **City/Town Sewer**  
Utility Connections: **for Gas Range**  
Water Utilities: **City/Town Water**  
Waterfront: **No**  
Water View: **No**

**Other Property Info**

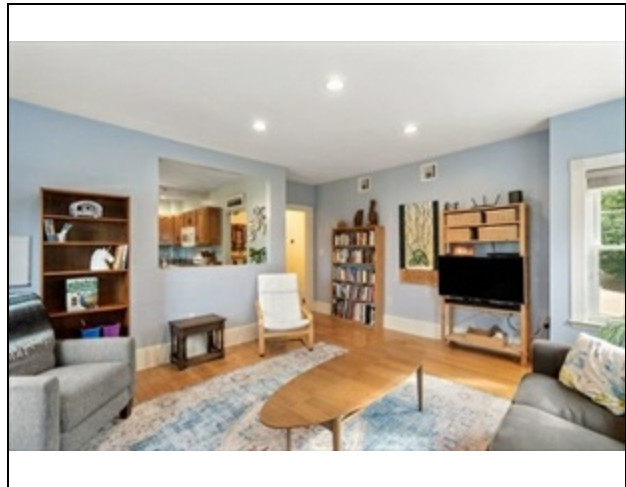
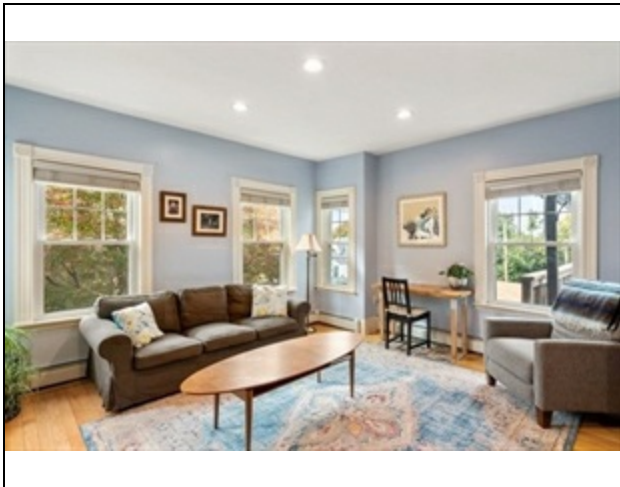
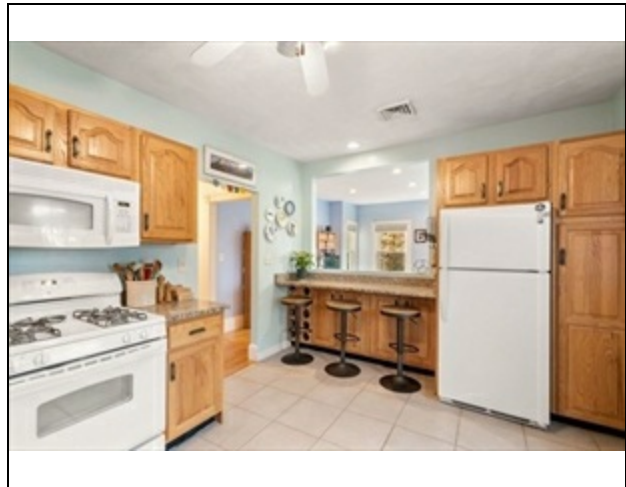
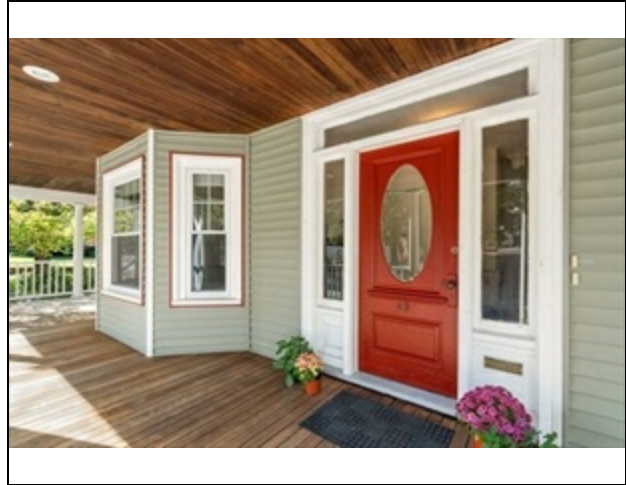
Adult Community: **No**  
Disclosure Declaration: **No**  
Exclusions:  
Lead Paint: **Unknown**  
UFFI: **Unknown** Warranty  
Features: **No**  
Year Built: **1925** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

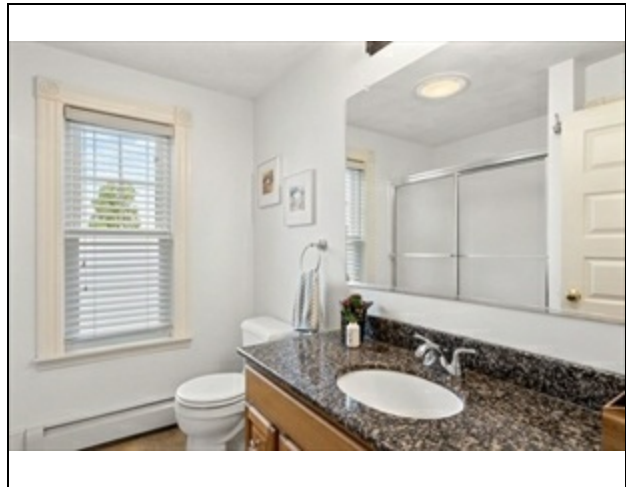
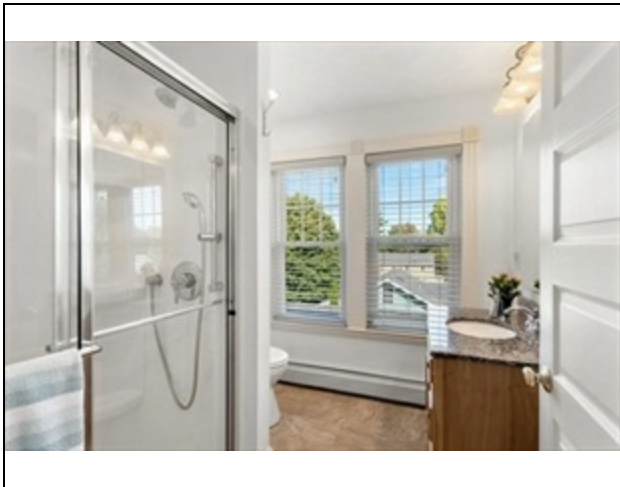
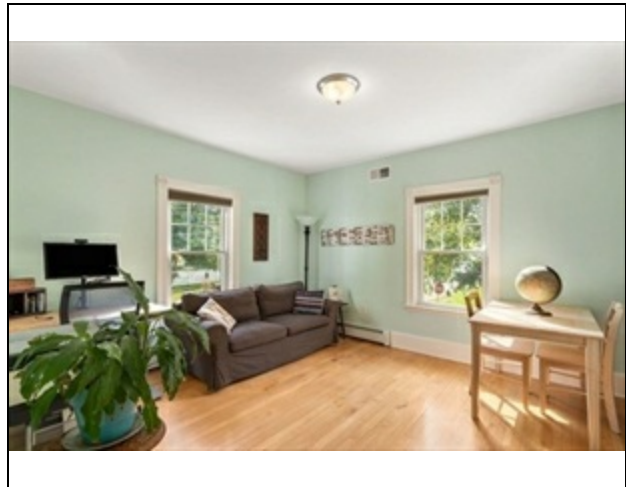
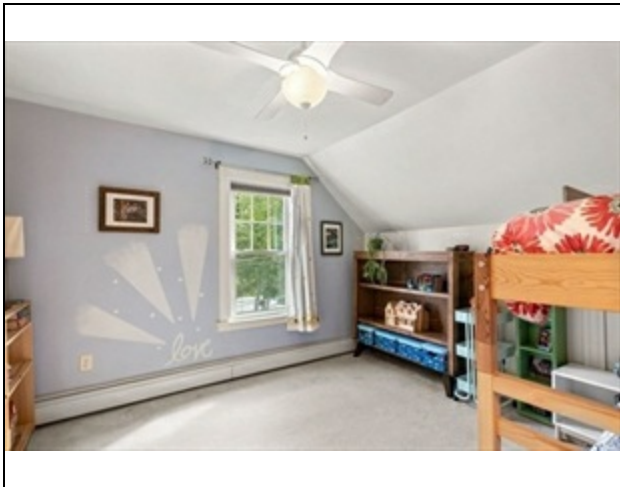
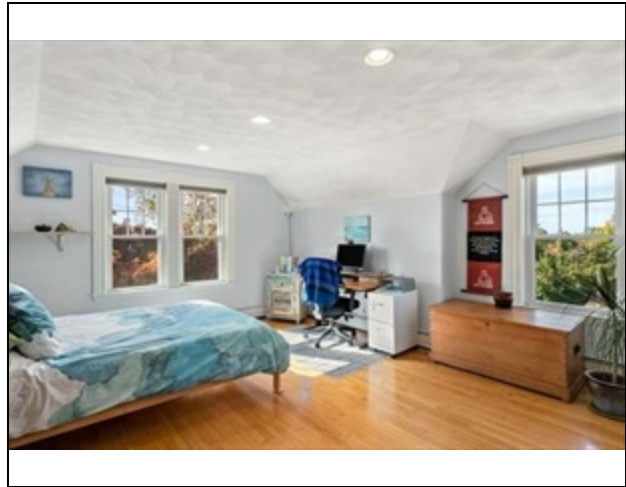
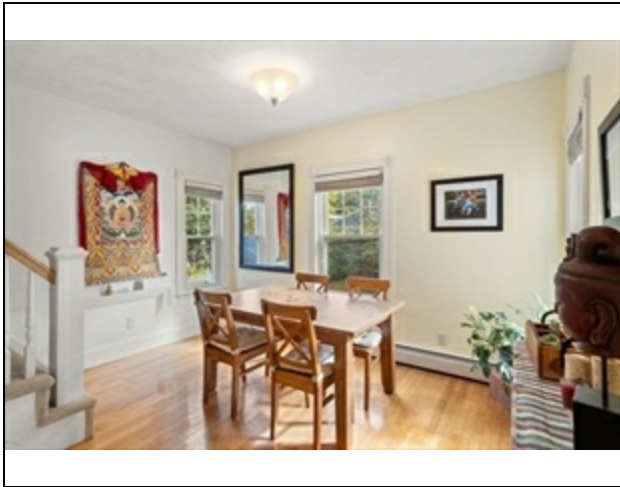
**Tax Information**

Pin #:  
Assessed: **\$999,999**  
Tax: **\$9,999** Tax Year: **2021**  
Book: **999** Page: **999**  
Cert:  
Zoning Code: **RES**  
Map: Block: Lot:

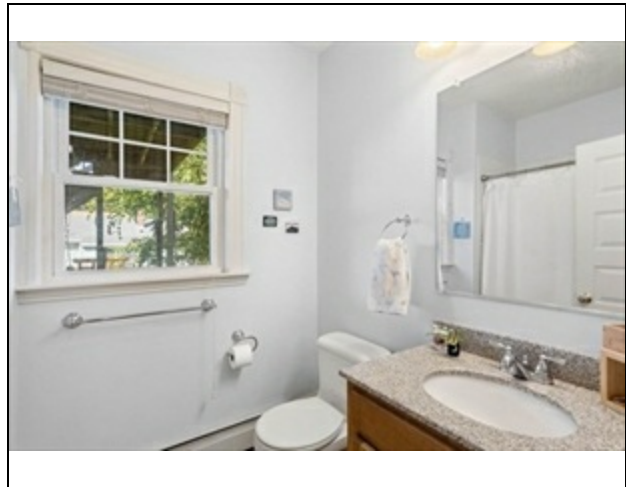
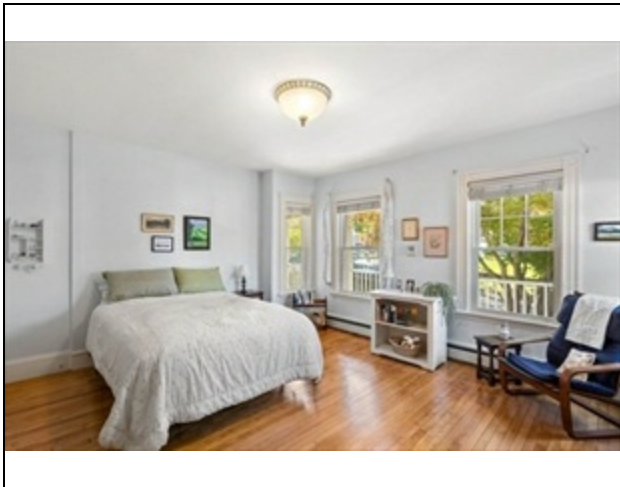
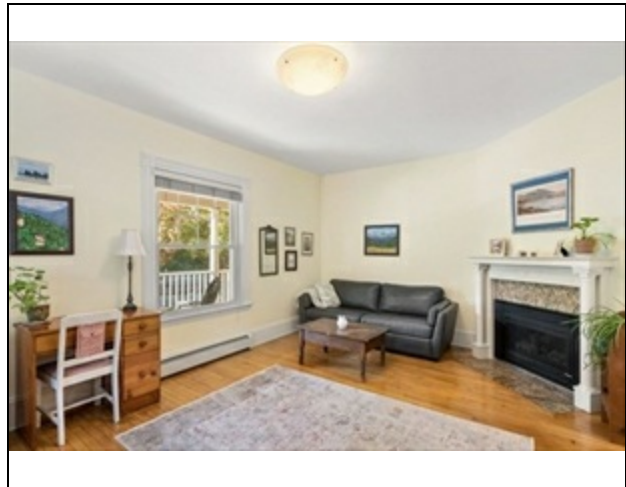
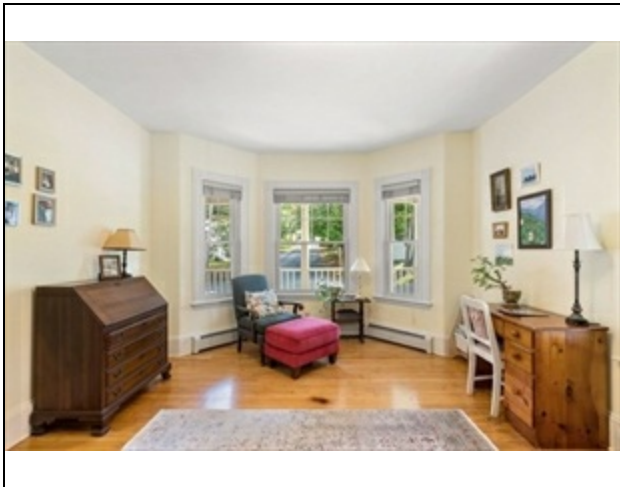
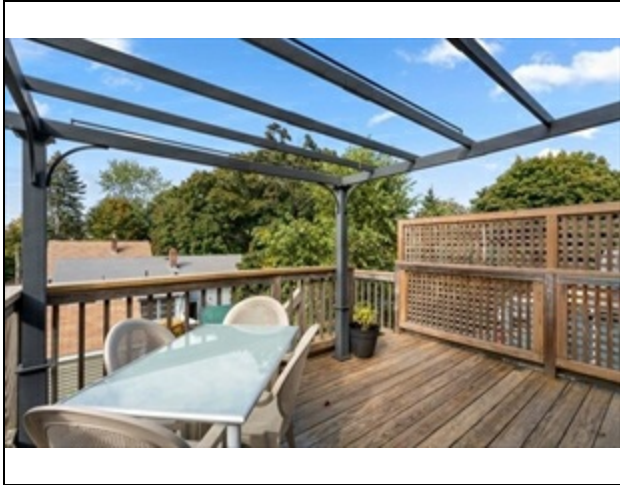
**Compensation**

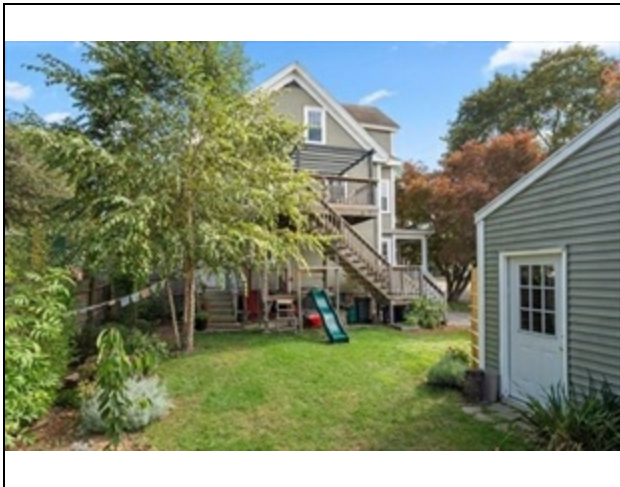
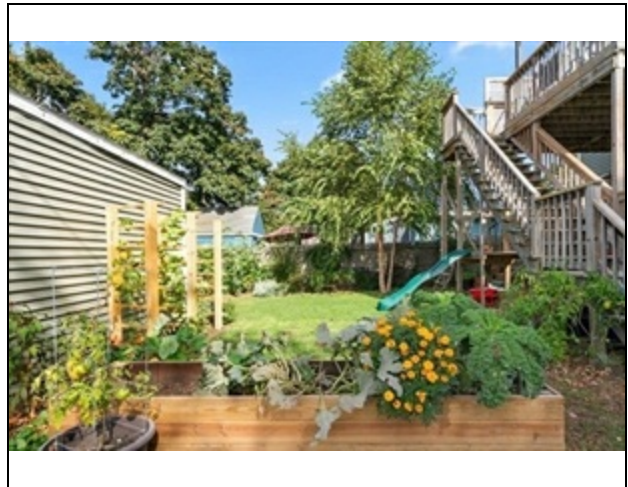
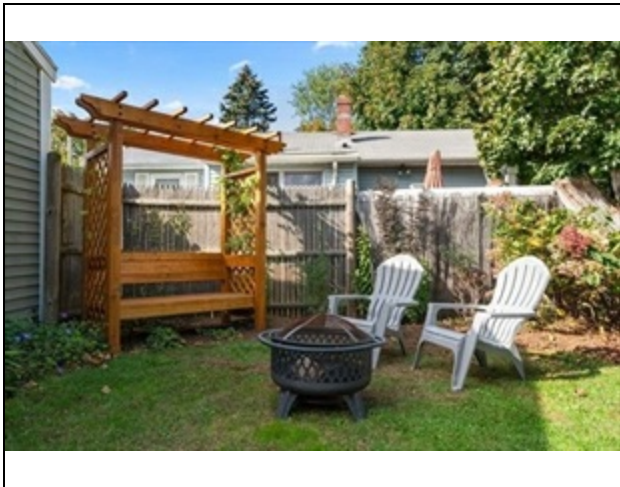
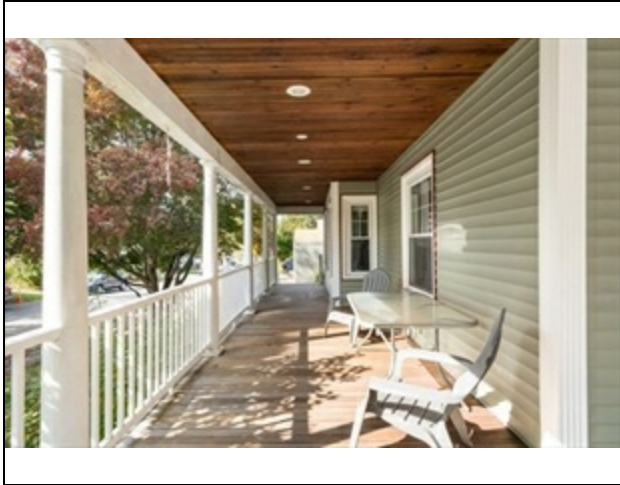
Sub-Agent: **Not Offered**      Buyer Agent: **2.5**  
Facilitator: **1**  
Compensation Based On: **Net Sale Price**













**MLS # 72912595 - New**  
**49 Western Avenue, Beverly, MA 01915**

**Multi Family - 2 Family**  
**List Price: \$839,000**

