



MLS # 72912587 - New

Condo - 2/3 Family

49 Western Avenue - Unit 2  
Beverly, MA 01915  
Essex County

List Price: \$529,000

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.**

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 throughout, 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** Garage Spaces: **1 Detached**  
Living Area Source: **Field Card** Cool Zones: **1 Central Air** Parking Spaces: **2 Off-Street, Assigned**  
Living Area Disclosures: Levels in Unit: **2**  
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 Incls: **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: **Vinyl**  
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**  
Elevator: **No**  
Disclosure Declaration: **No**  
Exclusions:  
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 Offered** Buyer Agent: **2.5**  
Facilitator: **1**  
Compensation Based On: **Net Sale Price**









