

# RE/MAX®

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**Address: 145B Merrimac St, NEWBURYPORT**

<b>Broker</b>	<b>Sharon Cronin</b>	<b>Style</b>	<b>Townhouse</b>	<b>Price</b>	<b>\$325,000</b>
<b>Age</b>	<b>1850</b>	<b>Lot Size</b>	<b>Common</b>	<b>Taxes</b>	<b>\$2932.52 fy09</b>
<b>Rooms</b>	<b>5</b>	<b>Bedrooms</b>	<b>2</b>	<b>Baths</b>	<b>1.5</b>
<b>Garage</b>	<b>No</b>	<b>Living Area</b>	<b>1230 sf</b>	<b>Fee</b>	<b>\$232.00</b>
<b>Assessment</b>	<b>\$263,300 fy09</b>	<b>Zoning</b>	<b>R3</b>	<b>MLS #</b>	<b>70895911</b>

<b>Room</b>	<b>Size Approx.</b>	<b>Floor</b>	<b>Eat-in-kitchen</b>	<b>Yes</b>	<b>Heat</b>	<b>FHW/gas</b>	
Living Room <b>HW</b>	11 ½ x 14	1	Cabinets	Light Oak	Cost		
Dining Room			Dishwasher	Yes	Hot Water	Gas	
Kitchen <b>HW</b>	12.7 x 8.3	1	Disposal	No	P/Rental	Own	
Den			Stove & Micro	Electric	Floors	HW/Tile/Lino	
Family Room <b>HW</b>	13.5 x 17	2	Refrigerator	Yes	Fireplace w/	Bread Oven	
Bedroom Pergo	14.6 x 13.1	3	Washer/Dryer	Yes	2 Decks	Yes	
Bedroom <b>HW</b>	9.7 x 12.2	2	Foundation	Brick	Paved Street	Yes	
Bedroom			Storm Windows	No	Parking	1 car	
Bedroom			Storm Door	No	Water	City	
Bath <b>Ital Procelain</b>	Half	1	Siding	Clapboard	Sewer	City	
Bath	Full	3	Sump	In Assoc	Fence	Partial	
Bath			Basement	In Assoc	Smoke Alarm	Yes	
Owners:	Anderson		Book	26129	Page	327	BB 2.5

**Remarks: Sun lover's roof deck overlooking the Merrimac River and downtown Newburyport. Three level townhouse with Brazilian Cherry floors, large brick fireplace with bread oven, fully applianced kitchen with washer & dryer, and master suite. All in walking distance to downtown, restaurants, shops and water. Cat friendly.**

**Sharon Cronin**

RE/MAX On the River, 50 Water St. Newburyport, MA 01950

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Room sizes to be checked for accuracy. This is incomplete listing information and is for marketing purposes only. Additional and amplifying information is contained in the seller's statement available from the listing office and should be referred to. All listings submitted on this page are subject to errors & omissions and it is the responsibility of the buyer to verify this information by a competent home inspector. Offered to qualified buyers regardless of race or national origin.

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.



**FOR MORE INFORMATION,  
CONTACT ME PERSONALLY.  
YOU WILL HAVE MY  
PROMPT, PERSONAL  
ATTENTION.**