

# RE/MAX®

**PROUDLY PRESENTS**



See Visual Tour at [www.SharonCronin.com](http://www.SharonCronin.com)  
Address: 35 Prospect St, NEWBURYPORT

Broker	Sharon Cronin	Style	Townhouse	Price	\$249,900
Age	1850	Lot Size	Common	Taxes	\$3197 fy09
Rooms	6	Bedrooms	2	Baths	2
Garage	No	Living Area	999 sf	Fee	No Condo Fee
Assessment	\$292,500 fy09	Zoning	R3	MLS #	70936736

Room	Size Approx.	Floor	Eat-in-kitchen	Yes	Heat	FHA/Gas
Living Room HW	14 x 10	1	Cabinets	White	Cost	
Dining Room HW	13 x 7	1	Dishwasher	Yes	Hot Water	Gas
Kitchen	12 x 10	1	Disposal	No	P/Rental	Own
Den / Office			Stove	Gas	Floors	HW/CT/WW
Family Room			Refrigerator	No	Fireplace	No
Bedroom WW	10 x 14.6	2	Washer/Dryer	H/U	Porch / Deck	Patio
Bedroom WW	10 x 11.4	2	Foundation	FS/Brick	Paved Street	Yes
Bedroom			Storm Windows	Yes	Parking	On Street
Bedroom			Storm Door	Yes	Water	City
Bath CT	Full	1	Siding	Clapboard	Sewer	City
Bath CT	Full	2	Sump	No	Fence	No
Laundry/Office WW	13.2 x 5	2	Basement	Full	Smoke Alarm	Yes
Owners:	Brettonwood Dev	Book	28124	Page	442	BB 2.5

**Remarks: In Downtown Newburyport. Newly Renovated Townhouse with granite kitchen, hardwood floors, 2 full baths. 6 Rooms, 2 bedrooms, with laundry/office on 2nd floor. No Condo Fee, pet friendly. Nothing to do but move in and enjoy the pleasures of living in a seaside community with award winning restaurants, music festivals on the water and biking to Plum Island beaches.**

Sharon Cronin

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

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

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 nation 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.