

RE/MAX®

PROUDLY PRESENTS



Address: 3 Judkins Ct, MERRIMAC

Broker	Sharon Cronin	Style	Townhouse	Price	\$274,900
Age	Converted 1986	Lot Size	Common	Taxes	\$3,246.09 fy09
Rooms	6	Bedrooms	2	Baths	1.5
Garage	No	Living Area	2100 +/-	Fee	\$200 month
Assessment	\$273,700 fy09	Zoning	VR	MLS #	70836517

Room	Size Approx.	Floor	Eat-in-kitchen	Yes	Heat	FHW/Gas
Living Room	WW 22 x 16	1	Cabinets	Maple	Cost	\$192 month
Dining Room	WW 12 x 12	1	Dishwasher	Yes	Hot Water	Gas
Kitchen	CT 10 x 11	1	Disposal	Yes	P/Rental	Own
Den / Office	WW 9 x 12	3	Stove 1 yr old	Electric	Floors	WW/CT/Vinyl
Family Room			Refrigerator	No	Fireplace	Yes in LR
Bedroom	WW 22 x 17	2	Washer/Dryer	HU	Deck	Patio
Bedroom	WW 12 x 17	2	Foundation	FS	Paved Street	Yes
Bedroom			Storm Windows	Yes	Parking	2 car
Bedroom			Storm Door	No	Water	Town
Bath	CT Half	1	Siding	Clapboard	Sewer	Town
Bath	Full	2	Sump	No	Fence	No
Bath			Basement	Full	Smoke Alarm	Yes
Owners:	Kirkey	Book	23046	Page	282	BB 2.5

Remarks: Unique Carriage Barn converted to dramatic living space, 2100 sfla, dead end st in downtown Merrimac. Professionally decorated. New roof & exterior paint. 3 Level TH, high ceilings, 22ft LR warmed by a FP, Mstr BR w/cathedral ceiling, beams & skylight set up w/sitting area, 3rd floor office w/huge walk in closet. Lots of storage. Large usable basement w/work benches. Pentucket school system. Close to commuter routes. Subject to seller finding suitable housing.. Seller has inactive MA RE license.

Sharon Cronin

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

Phone: 978-499-8808 Fax: 978-499-8816



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 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.