

# RE/MAX®

**PROUDLY PRESENTS**



Address: 3 Judkins Ct, MERRIMAC

Broker	Sharon Cronin	Style	Townhouse	Price	\$269,900
Age	Converted 1986	Lot Size	Common	Taxes	\$3,625.78 fy10
Rooms	6	Bedrooms	2	Baths	1 ½
Garage	No	Living Area	2126 sf per field card	Fee	Nego w/other owner
Assessment	\$277,200 fy10	Zoning	VR	MLS #	7106929

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: An amazing value at \$130.00 per sq ft. 2126 square feet of sleek sophistication. Large gracious living room to accommodate your entertaining . Dramatic space with soaring ceilings, and exposed beams. Graciously inviting, commands a WOW with every visit. Outstanding renovation to this Carriage Barn includes finished attic with walk-in closet, abundance of storage, large usable basement and patio. Seller has inactive MA RE license.**

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.



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PROMPT, PERSONAL  
ATTENTION.