



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

OFFICE:(978)499-8808 – FAX:(978)499-8816 – TOLL FREE:(877)852-0700



Address: Nichols Place (Off of Dole Place)

Town: West Newbury, MA 01985

Broker	Mark Dickinson	Price: \$2,500,000
Directions	Call Listing Broker	MLS / MA # 70524289

Sq. Ft. / Acres	16.25 Acres	Sewer	Private
Street Frontage	Yes – On File	Septic Designs	Perc Test Data
Perc Tested	Yes – On File	Taxes	TBD
Survey Plan	Yes – On File	Tax Assessment	TBD
Planning Board	Approved	Paved Street	Yes
Zoning	RA – 80,000 S.F.	Water View	Seasonal
Electricity	Yes – On Street	Water Front	No
Sign	Yes	Cleared	Partial
Gas	No	Wooded	Partial
Water	Well	Covenants / Restrictions	Yes – See Proposed
Owners	Owner of Record	Book: 25386	Page: 192

**** WEST NEWBURY, MA ****

DEVELOPERS TAKE NOTICE – GREAT OPPORTUNITY – This is the “First Public Offering” of “Nichols Place”, an Approved 9 Lot Definitive Subdivision & Open Space Preservation Development in an Exclusive West Newbury Neighborhood. Engineering Plans are Complete & Ready to Go! Easy Access to Routes 95 & 495, Boston, the Commuter Rail, and 2 Major Airports. Call for Plan Review / Detailed Information / and to schedule an appointment.

For a Complete Visual Tour / Photo Gallery of this Property, Visit: www.MarkDickinson.net

Room sizes to be checked by the Buyer for accuracy. This is incomplete listing information and is used for marketing purposes only. Additional and amplifying information is contained in the Sellers Statement available from the listing office and should be referred to. All listings submitted on this page are subject to errors and 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, color or national origin. MEGAN'S LAW: If the presence of a registered sex offender is a matter of concern to the Buyer, the Buyer understands that the Buyer must contact local law enforcement officials regarding obtaining such information.

EXCLUSIVE BROKER: MARK R. DICKINSON

Cell Phone / Voice Mail: (978)360-2000

Web Address: www.MarkDickinson.net

E-Mail Address: MarkDickinson@Remax.net