



# The Re/Max Collection

**55 Main Street, Groveland, MA:** Riverfront Contemporary offering extraordinary quality and detail on nine open acres. Bring your horse, dock your boat in your own backyard, harvest from the orchard and gardens, and enjoy the tranquility of this magical spot. Soaring circular foyer opens into a glass walled living room with a gorgeous stone fireplace. From the first floor Master to the new billiard room, cherry and granite chef's kitchen, five bedroom suites to three-car garage, this home is magnificent. **\$1,875,000.**



[www.DeborahHamilton.com](http://www.DeborahHamilton.com)



*Deborah Hamilton*

Antique, Equine & Waterfront Properties

**RE/MAX ON THE RIVER**  
The Tannery, 50 Water Street  
Newburyport, MA 01950

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## 2007 Success in Pentucket Region!



**\$660,000**

**West Newbury**  
Builder's home with many extras, sold by Deb in 36 days!



**\$625,000**

**West Newbury**  
Delightful Main Street Colonial, sold by Deb in 11 days!



**\$465,000**

**West Newbury**  
Four bedroom, updated Garrison, listed and sold by Deb!



**\$450,000**

**Merrimac**  
Signature Little Pond Cape, listed and sold by Deb!



**\$366,000**

**West Newbury**  
Great house on two acres, listed, staged and sold in a weekend!



**\$297,000**

**Groveland**  
A whole lot of home for the money, sold by Deb in 43 days!

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## What You Need to Know to Successfully Buy or Sell in 2008

Dear West Newbury Neighbor,

Don't believe everything you've been reading and hearing in the news!

Although both the number of sales and average sale prices have declined over the past year, the local real estate market is not falling apart. Sellers who truly need to sell will find that there are qualified buyers looking for their homes.

There were 45 homes sold in West Newbury in 2007, compared to 51 in 2006, and the median sale price was \$533,000, 18% less than in 2006. It took an average of 6 months to sell a home last year, and during any given month only 7.7% of available properties sold. Lower priced homes sold faster than new construction, and land sales were very slow as builders have been reluctant to build on speculation. The fall-out in the sub-prime mortgage market made it tougher for first-time and move-up buyers to get the ball rolling, but qualified borrowers can easily find affordable financing.

To see sales reports for neighboring towns please visit, [www.DeborahHamilton.com](http://www.DeborahHamilton.com). Please call me whenever you want good information or have questions about your own property.

I'm always ready to serve you, your family and your friends,

Deb Hamilton

Frequently Asked Questions:

**How can I get top dollar for my property?**

Before marketing your home, focus on any structural deficiencies, then make sure that exterior paint and interior finishes are pristine and inviting. Kitchens and bathrooms need solid counters, sparkling fixtures and new appliances. The most important consideration? Be sure your septic system is compliant with Title V regulations before starting marketing efforts.



**What is the new Re/Max Collection?**

This is a dynamic network of top Re/Max International agents who specialize in marketing properties that are unique in scale, size, acreage and amenities. With special signage, promotions and target marketing, the Re/Max Collection will provide luxury home sellers with creative and innovative ways to sell their homes. Watch for the distinctive "merlot," silver and black signage and new marketing initiatives.

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**RE/MAX**® ON THE RIVER

Deborah Hamilton, CRS, GRI, ABR, SRES

Your Antique, Equine and Waterfront Property Specialist!

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*"After 37 Years in West Newbury, we needed to scale back. Deb obtained two full price offers on our property within days of listing it, and we closed within 45 days."*

Carlos and Dorinda Dew  
Indian Hill Street, West Newbury

# 2007 Single Family Home Sales in West Newbury

Address	Rooms/beds/baths	Style	Sale Price
26 Prospect Street	6/3/1	Farmhouse	\$260,000
219 Main Street	7/4/1	Colonial	\$288,000
4 Felton Lane	5/3/1	Ranch	\$289,250
6 Felton lane	5/3/1	Ranch	\$290,000
45 Georgetown Road	7/3/1	Colonial	\$299,900
28 Bridge Street	7/3/2	Cape	\$305,000
145 Moulton Street	6/3/1	Split-Entry	\$325,000
35 Turkey Hill Road	5/2/1.5	Colonial	\$326,000
128 Crane Neck Street	6/3/1.5	Colonial	\$366,000
45 Georgetown Road	7/3/2	Colonial	\$380,000
86 Coffin Street	6/3/1	Cape	\$390,000
19 Prospect Street	7/2/1.5	Cape	\$399,900
37 Crane Neck Street	7/3/1.5	Cape	\$400,000
803 Main Street	10/5/2	Antique	\$420,000
547 Main Street	7/3/2.5	Cape	\$420,000
393 Main Street	7/3/2.5	Farmhouse	\$420,000
547 Main Street	8/3/2.5	Cape	\$425,000
14 Turkey Hill Road	8/4/4	Cape	\$430,000
43 Turkey Hill road	10/2/1.5	Antique	\$450,000
72 Maple Street	7/2/2.5	Antique	\$450,000
67 Coffin Street	9/4/2	Colonial	\$465,000
233 Main Street	8/4/2	Cape	\$492,500
38 Rogers Street	6/3/2	Ranch	\$530,000
138 Indian Hill Street	9/4/2.5	Cape	\$530,400
99 Indian Hill Street	11/4/3.5	Cape	\$544,000
529 Main Street	9/4/2.5	Antique	\$562,000
32 Pleasant Street	9/4/2.5	Colonial	\$570,000
217 Middle Street	10/5/2.5	Colonial	\$574,500
8 Training Field Road	9/4/2	Colonial	\$575,000
10 Training Field Road	8/4/2	Colonial	\$585,000
433 Main Street	10/4/1.5	Colonial	\$625,000
4 Meadowsweet Road	9/4/2.5	Colonial	\$629,900
901 Main Street	10/4/3full/2half	Colonial	\$650,000
75 Maple Street	7/3/2.5	Colonial	\$660,000
40 Pleasant Street	9/4/2.5	Colonial	\$680,000
126 Indian Hill Street	11/4/3.5	Colonial	\$680,000
128 Georgetown Road	9/4/2.5	Colonial	\$690,000
48 Rivermeadow Court	9/4/3	Cape	\$723,500
260 Main Street	10/6/3.5	Colonial	\$755,000
13 Cortland Lane	9/4/2.5	Colonial	\$770,000
9 Woodcrest Drive	10/4/2.5	Contemporary	\$779,000
9 Kimball lane	10/4/2.5	Colonial	\$789,000
8 River Meadow Drive	8/4/4.5	Other	\$840,000
11 River Road	7/3/3	Other	\$866,500
253 Main Street	12/5/4.5	Colonial	\$1,100,000
<b>Land sales</b>			
0 Chestnut Street Ext.	.94 Residential acres		\$250,000
Lot 1 Kimball Lane	.66 Residential acres		\$255,000

Visit [DeborahHamilton.com](http://DeborahHamilton.com) for an in-depth analysis of your home and for Groveland and Merrimac Sales in 2007.  
**Note:** The above numbers were drawn from MLSpin, public and private sources and are not deemed to be totally inclusive.

# Great Homes, Great Prices, Call Today!



**Plum Island, Newbury:** Water views from every room! Great year round home between the Basin and the Beach. Turn-key and attractively renovated, available fully furnished. Excellent rental history, invest today! Broker-owner. **Listed at \$598,000.**



**Groveland:** Quality restored, direct riverfront Masterpiece! Generous Master suite, 4 bedrooms, 2.5 baths, granite and marble kitchen, and private roof deck. Newly done studio/retreat with stone fireplace. Water dock and moorings. **Listed at \$737,000.**



**West Newbury:** Legal two-family Grand Cape at the end of a serene cul de sac. Four-car garage, home theatre, game room, and comfortable kitchen great room with fireplace. Lovely grounds, large deck and above ground pool. **Listed at \$669,000.**



**Merrimac:** Updated Antique on a level, fenced lot. Four bedroom, two bath gem with gleaming pine floors, fireplaced living and dining rooms, new maple, granite and stainless steel kitchen with two wall ovens. Great location. **Listed at \$359,000.**



**West Newbury:** Custom builder's home, with pine paneled walls, pegged floors, generous kitchen, two hearths, delightful screen porch and fenced rear yard with free-form gunite pool. Ideal for work-at-home with separate driveway. **Listed at \$650,000.**



**West Newbury:** Nestled along a quiet cul de sac in the woods, this four bedroom Colonial is the ultimate setting for years of family fun. New hardwood in the living room and dining room, new solid counters in the kitchen. **Listed at \$540,000.**



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Deb Hamilton brings education, experience and expertise to home sellers and buyers in West Newbury and the surrounding communities. A 32 year resident of West Newbury, she has been recognized as "Newburyport Realtor of the Year" for combining sales know how and community service. Licensed in Massachusetts and New Hampshire, she is a Certified Residential Specialist (CRS) and an Accredited Buyers Representative (ABR). Deb is uniquely qualified to help you buy or sell your home.

*"All of our transactions using Deb's services, as either buyer or seller, closed quickly and without a glitch. She did an awesome job for us, and referred us to a great agent here in York, Maine, who helped us buy our new home as well. Deb gets our unreserved recommendation!"*

Steve and Niki Bryn  
Crane Neck Street, West Newbury