



**MLS # 70717911 - Sold  
Single Family - Detached**

**22 Lathrop Street  
Salem, MA 01970-4115**

**Essex County**

Style: **Colonial**

Total Rooms: **6**

Full/Half/Master Baths: **1/1/**

Grade School:

High School:

Directions: **BRIDGE ST to LATHROP ST**

List Price: **\$204,900**  
Sale Price: **\$199,000**

Color: **Yellow**  
Bedrooms: **3**  
Fireplaces: **0**  
Middle School:

**Remarks**

**Possibly the best buy in salem!! BEAUTIFUL COLONIAL WITH LOTS OF UNIQUE UPDATES. YOU HAVE TO STEP INSIDE THIS HOME TO APPRECIATE IT, WELL WORTH YOUR TIME TO VIEW! SALE IS CONTINGENT UPON THIRD PARTY ACCEPTANCE (SHORT SALE). SEE FIRM REMARKS**

**Property Information**

Approx. Living Area: **1140 sq. ft.**

Living Area Includes:

Living Area Source: **Public Record**

Living Area Disclosures:

Approx. Acres: **0.06 (2614 sq. ft.)**

Heat Zones: **2 Central Heat, Hot Water Baseboard, Gas**

Cool Zones: **0 None**

Garage Spaces: **0 --**

Parking Spaces: **2 Off-Street**

Approx. Street Frontage:

**Room Levels, Dimensions and Features**

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor
Dining Room:	1		Hard Wood Floor
Kitchen:	1		Hard Wood Floor
Master Bedroom:	2		Skylight, Cathedral Ceils, Ceiling Fans
Bedroom 2:	2		--
Bedroom 3:	1		--
Bath 1:	1		Half Bath
Bath 2:	2		Full Bath
Laundry:	2		--

**Features**

Area Amenities: **Park, Medical Facility**

Basement: **Yes Partial, Interior Access, Concrete Floor**

Beach: **Yes Harbor**

Beach - Miles to: **3/10 to 1/2 Mile**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows, Storm Doors**

Exterior: **Vinyl**

Exterior Features: **Porch, Deck**

Flooring: **Wood, Tile, Wall to Wall Carpet**

Foundation Size: **18x24**

Foundation Description: **Fieldstone**

Hot Water: **Natural Gas, Tank**

Insulation: **Unknown**

Interior Features: **Cable Available**

Lot Description: **Paved Drive**

Road Type: **Public, Paved, Publicly Maint., Sidewalk**

Roof Material: **Asphalt/Fiberglass Shingles**

Sewer and Water: **City/Town Water, City/Town Sewer**

Waterfront: **No**

**Other Property Info**

Disclosure Declaration: **Yes**

Disclosures: **CONTINGENT UPON THIRD PARTY ACCEPTANCE 'SHORT SALE'**

Exclusions:

Home Own Assn:

Lead Paint: **Unknown**

UFFI: Warranty Available:

Year Built: **1880** Source: **Public Record**

Year Built Description: **Approximate**

Year Round:

**Tax Information**

Pin #: **M:36 L:0330**

Assessed: **\$247,800**

Tax: **\$2669** Tax Year: **2007**

Book: **25929** Page: **544**

Cert:

Zoning Code: **R2**

Map: Block: Lot:

**Office/Agent Information**

Listing Office: **Ciccarelli Homes** (978) 452-4400

Listing Agent: **Robert V. Ciccarelli** (978) 902-4220

Team Member:

Sale Office: **RE/MAX Advantage Real Estate** (978) 927-9100

Sale Agent: **Elaine Sawyer** (978) 927-1087

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call MA-Pass at 508-389-1780**

Showing: Facilitator: **Call MA-Pass at 508-389-1780**

Special Showing Instructions:

**Compensation**

Sub-Agent: **Not Offered**

Buyer Agent: **2%**

Facilitator: **2%**

**Firm Remarks**

**SALE PRICE HAS NOT BEEN SET BY LENDER**

**Market Information**

Listing Date: **2/26/2008**

Days on Market: Property has been on the market for a total of **104** day(s)

Expiration Date:

Original Price: **\$239,900**

Off Market Date: **6/9/2008**

Sale Date: **11/20/2008**

Seller Concessions at Closing:

Listing Market Time: MLS# has been on for **104** day(s)

Office Market Time: Office has listed this property for **104** day(s)

Financing: **Conv. Fixed**

**Market History for 22 Lathrop Street, Salem, MA 01970**

MLS #	Date		DOM	Price
70717911	2/26/2008	Listed for <b>\$239,900</b>		
			Robert V. Ciccarelli	\$239,900

	3/20/2008	Price Changed to: <b>\$234,900</b>	Robert V. Ciccarelli		\$234,900
	3/31/2008	Price Changed to: <b>\$229,900</b>	Robert V. Ciccarelli		\$229,900
	4/6/2008	Price Changed to: <b>\$219,900</b>	Robert V. Ciccarelli		\$219,900
	5/30/2008	Price Changed to: <b>\$209,900</b>	Office Secretary		\$209,900
	6/5/2008	Price Changed to: <b>\$204,900</b>	Robert V. Ciccarelli		\$204,900
UAG	6/9/2008	Status Changed to: <b>Under Agreement</b>	Office Secretary		
SLD	11/20/2008	Status Changed to: <b>Sold</b>	Office Secretary		
	11/20/2008	Sold for <b>\$199,000</b>	Robert V. Ciccarelli	104	<b>\$199,000</b>
<b>Market History for Ciccarelli Homes (G95171)</b>				<b>104</b>	<b>\$199,000</b>
<b>Market History for this property</b>				<b>104</b>	<b>\$199,000</b>



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