



MLS # 72891779 - New Single Family - Detached

40 River St
Amesbury, MA 01913
Essex County

Style: **Colonial**
Color:
Grade School:
Middle School:
High School:
Handicap Access/Features: **No**
Directions: **Elm St to Oak St to River Ct to River St**

List Price: **\$549,900**

Total Rooms: **7**
Bedrooms: **4**
Bathrooms: **2f 0h**
Master Bath:
Fireplaces: **1**

Remarks

Earning an A+ for curb appeal, this 4-bedroom Colonial continues to impress on the inside! With extensive renovations in 2008, modern amenities include first floor master with walk-in-closet, central air, and gas fireplace with custom surround. The kitchen has granite counters, stainless appliances, and abundant cabinetry. Like entertaining? Imagine dinner parties in your formal dining room or maybe grilling out on the deck. Upstairs, find three bedrooms and a full bath. The beautiful yard features mature plantings, blooming hydrangeas, a firepit conversation area, and convenient 1-car garage. Enjoy quiet evening strolls along the Merrimack, or visit Amesbury's many shops and restaurants. Located on a quiet dead-end street, this home is a true retreat from it all. Open house Saturday 11:30 - 1 PM and Sunday 11 - 12:30 PM.

Property Information

Approx. Living Area: **1,528 Sq. Ft.** Approx. Acres: **0.36 (15,682 Sq. Ft.)** Garage Spaces: **1 Detached**
Living Area Includes: Heat Zones: **Forced Air, Gas** Parking Spaces: **2 Off-Street**
Living Area Source: **Measured** Cool Zones: **Central Air** Approx. Street Frontage:
Living Area Disclosures: **Measured by third party**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11X13	-
Dining Room:	1	9X13	-
Kitchen:	1	11X18	-
Master Bedroom:	1	13X11	-
Bedroom 2:	2	10X14	-
Bedroom 3:	2	10X14	-
Bedroom 4:	2	7X12	-
Laundry:	1	8X9	-

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
Area Amenities: **Public Transportation, Shopping, Park, Walk/Jog Trails, Golf Course, Laundromat, Bike Path, Highway Access, Public School**
Basement: **Yes**
Beach: **Yes Lake/Pond, Ocean**
Beach Ownership: **Public**
Beach - Miles to: **Unknown**
Electric: **200 Amps**
Exterior: **Vinyl**
Exterior Features: **Deck, Patio, Fenced Yard**
Flooring: **Tile, Vinyl, Wall to Wall Carpet**
Foundation Size:
Foundation Description: **Poured Concrete, Fieldstone**
Hot Water: **Natural Gas**
Insulation: **Full**
Lot Description: **Wooded, Paved Drive, Fenced/Enclosed**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
Sewer Utilities: **City/Town Sewer**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **Yes**
Exclusions:
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features:
Year Built: **1900** Source: **Public Record**
Year Built Description: **Actual**
Year Round:
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:66 B:0022**
Assessed: **\$412,100**
Tax: **\$7,521** Tax Year: **2021**
Book: **31668** Page: **8**
Cert: **00000000244**
Zoning Code: **RB**
Map: Block: Lot:

Compensation

Sub-Agent: **Not Offered** Buyer Agent: **2**
Facilitator: **1**
Compensation Based On: **Net Sale Price**

Office/Agent Information

Listing Office: **Realty One Group Nest** (978) 255-4394
Listing Agent: **Nicholas Piraino** (978) 764-9195
Team Member(s): **Molly Adamopoulos** (978) 914-2492
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
Special Showing Instructions: **First showings at the open house on Saturday at 11:30 AM**

Firm Remarks

Offers due Monday (9/13) at 5 PM. Please have Buyers sign and initial all attached documents.

Market Information

Listing Date: **9/8/2021**
Days on Market: Property has been on the market for a total of **0** day(s)
Expiration Date:
Original Price: **\$549,900**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **0** day(s)
Office Market Time: Office has listed this property for **0** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

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