

2 Listings

\$200,000 - \$249,999

Single Family Listings



MLS #: 71951892 **Status:** SLD **DOM:** 9 **DTO:** 9 **Sale Price:** \$235,000 **List Price:** \$239,900
 15 Lenox St **List \$/SqFt:** 263.05 **Sale Date:** 3/24/2016 **List Date:** 1/25/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 257.68 **Off Mkt. Date:** 2/3/2016 **Orig. Price:** \$239,900
Style: Detached - Colonial **>\$4,900.00**
Rooms: 5 **Beds:** 2 **Baths:** 1f 1h **Living Area:** 912 **Tax:** \$2632
Garage: 0 **Parking:** 2 **Acres:** 0.05 (1988 sq.ft.) **Year Built:** 1910 **Fy:** 2015
Remarks: Sunny, cozy colonial with 2 car parking. Beacon Hill style rear yard.....Walking distance to downtown cafes, restaurants, shops etc., and even to the commuter rail to Boston.... low maintenance exterior ...interior awaits some updating and cosmetics to regain its classic 'shine',



MLS #: 71962538 **Status:** SLD **DOM:** 9 **DTO:** 9 **Sale Price:** \$235,000 **List Price:** \$204,500
 39 school **List \$/SqFt:** 185.24 **Sale Date:** 3/31/2016 **List Date:** 2/23/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 212.86 **Off Mkt. Date:** 3/3/2016 **Orig. Price:** \$204,500
Style: Detached - Colonial **>\$31,000.00**
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1104 **Tax:** \$3795
Garage: 0 **Parking:** 0 **Acres:** 0.1 (4475 sq.ft.) **Year Built:** 1900 **Fy:** 2015
Remarks: nice corner lot with views of the park and water. home vacant for a few years and needs updating. large basement for storage. CHL pre qual REQUIRED on all financed offers, " Buyers have the right to use the lender of their choice". ALL FINAL OFFERS IN BY SATURDAY NOON>****

Single Family Listings: 2 **Avg. Liv.Area SqFt:** 1,008.00 **Avg. List\$:** \$222,200 **Avg. List\$/SqFt:** \$224 **Avg. DOM:** 9.00 **Avg. DTO:** 9.00

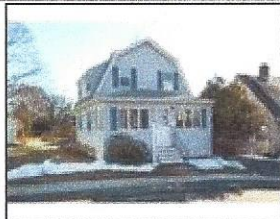
Avg. Sale\$: \$235,000 **Avg. Sale\$/SqFt:** \$235

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2 Listings

\$250,000 - \$299,999

Single Family Listings



MLS #: 71955187 **Status:** SLD **DOM:** 41 **DTO:** 7 **Sale Price:** \$290,000 **List Price:** \$280,000
 7 Gregg Street **List \$/SqFt:** 233.14 **Sale Date:** 3/23/2016 **List Date:** 2/2/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 241.47 **Off Mkt. Date:** 3/14/2016 **Orig. Price:** \$280,000
Style: Detached - Colonial **>\$10,000.00**
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1201 **Tax:** \$4117
Garage: 0 **Parking:** 2 **Acres:** 0.11 (4754 sq.ft.) **Year Built:** 1920 **Fy:** 2015

Remarks: First Showings Open House Saturday 2/6 10-11:30 am Sunday 2/7 11-12:30 Welcome home to this charming Colonial located on a side street in the established Ryal Side neighborhood of Beverly. Upon entry, the heated sun porch is a pleasant "bonus" space and leads to an open concept living/dining room combination with built-ins, fireplace and gleaming hardwood flooring throughout. The full, eat in kitchen features sliders to the outdoor deck and manageable yard beyond. Three bedrooms, also boasting hardwood floors, occupy the second floor. Reinvent the full bath, utilizing the claw footed soaking tub as a focal point! This well-maintained home is in need of updating but is move-in ready and waiting for your personal touch.



MLS #: 71966942 **Status:** SLD **DOM:** 18 **DTO:** 4 **Sale Price:** \$290,000 **List Price:** \$284,900
 68 Winthrop Ave **List \$/SqFt:** 316.56 **Sale Date:** 3/28/2016 **List Date:** 3/3/2016
 Beverly, MA:Ryal Side 01915 **Sold \$/SqFt:** 322.22 **Off Mkt. Date:** 3/21/2016 **Orig. Price:** \$284,900
Style: Detached - Bungalow **>\$5,100.00**
Rooms: 6 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 900 **Tax:** \$3553
Garage: 0 **Parking:** 4 **Acres:** 0.12 (5218 sq.ft.) **Year Built:** 1920 **Fy:** 2016

Remarks: Ryal Side- Charm abounds in this wonderful 6 room New England bungalow! Fenced yard is a gardeners' dream , dining room with built-ins, tiled bath. Eat -in kitchen opens to sunny screened porch with breathtaking scenic river views. Perfect starter in great neighborhood near park, train, & more . Bring your updates & cosmetic flair and make this home your own! Won't last!

Single Family Listings: 2 Avg. Liv.Area SqFt: 1,050.50 **Avg. List\$:** \$282,450 **Avg. List\$/SqFt:** \$275 **Avg. DOM:** 29.50 **Avg. DTO:** 5.50

Avg. Sale\$: \$290,000 **Avg. Sale\$/SqFt:** \$282

\$300,000 - \$349,999**4 Listings****Single Family Listings**

MLS #: 71940394 **Status:** SLD **DOM:** 69 **DTO:** 40 **Sale Price:** \$312,000 **List Price:** \$314,500
 1 Edgewood Road **List \$/SqFt:** 288 **Sale Date:** 3/11/2016 **List Date:** 12/10/2015
 Beverly, MA:North Beverly 01915 **Sold \$/SqFt:** 285.71 **Off Mkt. Date:** 2/17/2016 **Orig. Price:** \$324,800
Style: Detached - Ranch **<\$2,500.00**
Rooms: 6 **Beds:** 2 **Baths:** 1f 0h **Living Area:** 1092 **Tax:** \$3156.41
Garage: 0 **Parking:** 3 **Acres:** 0.2 (8868 sq.ft.) **Year Built:** 1945 **Fy:** 2015

Remarks: OPEN HOUSE 1/17 from 12 to 2!! LOOKING FOR ONE LEVEL LIVING??? WELCOME TO THIS BEAUTIFUL RENOVATION FEATURING 6 ROOMS 2 BEDROOMS AND 1 FULL BATH. HOME OFFERS AN OPEN CONCEPT STYLE LIVING ROOM / DINING ROOM / KITCHEN AREA WITH BRAND NEW WALLS, CEILINGS, RECESS LIGHTING, HARDWOOD FLOORING, DOORS, STAINLESS STEEL APPLIANCES, ATTRACTIVE GRANITE COUNTERS, SOFT CLOSE CABINETS, AND DECOR. THE BRAND NEW FULL BATH INCLUDES CERAMIC TILE FLOORING, TILE BATH WITH SHOWER, ATTRACTIVE VANITY AND LIGHTING ALONG WITH BEAUTIFUL COLORS. 2 GOOD SIZE BEDROOMS WITH DOUBLE DOOR CLOSETS AND HARDWOOD FLOORING. A NEW MUD ROOM / LAUNDRY ROOM WITH CERAMIC TILE FLOORING, NEW HEAT, WASHER AND DRYER HOOK UP IS A GREAT ADDED BONUS. BRAND NEW HIGH EFFICIENCY HEATING AND COOLING SYSTEMS ARE FOUND IN THE HOME. NEW 200 AMP ELECTRICAL SERVICE, NEW INSULATION, NEW ROOF, NEW WINDOWS, NEW SIDING!!! LOTS OF STORAGE IN THE ATTIC AND THE SHED!!! GREAT NEIGHBORHOOD!! EASY TO HOP ON RT 128!!



MLS #: 71948747 **Status:** SLD **DOM:** 25 **DTO:** 11 **Sale Price:** \$317,000 **List Price:** \$285,900
 17 Sylvester Avenue **List \$/SqFt:** 294.14 **Sale Date:** 3/4/2016 **List Date:** 1/7/2016
 Beverly, MA:Ryal Side 01915 **Sold \$/SqFt:** 326.13 **Off Mkt. Date:** 1/29/2016 **Orig. Price:** \$285,900
Style: Detached - Ranch **>\$1,100.00**
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 972 **Tax:** \$3732.1
Garage: 0 **Parking:** 3 **Acres:** 0.14 (6240 sq.ft.) **Year Built:** 1956 **Fy:** 2015

Remarks: Move right in or re-arrange to suit yourself. Enclosed rear yard with screen porch, pool, open deck patio, and equipment shed. Relax, enjoy yourself, family, guests, and friends. Side street convenient location, near Ober Park on river, several marinas, and Beverly Beaches. Commuter rail and nearby highways and shopping.



MLS #: 71938613 **Status:** SLD **DOM:** 73 **DTO:** 51 **Sale Price:** \$335,500 **List Price:** \$349,900
 16 Auburn Rd **List \$/SqFt:** 303.73 **Sale Date:** 3/7/2016 **List Date:** 12/3/2015
 Beverly, MA 01915 **Sold \$/SqFt:** 291.23 **Off Mkt. Date:** 2/14/2016 **Orig. Price:** \$359,900
Style: Detached - Cape **<\$14,400.00**
Rooms: 6 **Beds:** 3 **Baths:** 1f 0h **Living Area:** 1152 **Tax:** \$4326
Garage: 1 **Parking:** 2 **Acres:** 0.14 (6283 sq.ft.) **Year Built:** 1935 **Fy:** 2015

Remarks: Classic New England Cape located at the very end of a dead end street! This home has refinished hardwood floors, brand new carpet upstairs, fresh paint throughout entire interior, new roof in 2011 and central air. One car detached garage, level fenced in back yard and a location that is not to be missed! Close proximity to highway, train stations and everything downtown Beverly has to offer. Easy to show so don't miss out on this great opportunity to make this your next home!



MLS #: 71937325 **Status:** SLD **DOM:** 91 **DTO:** 46 **Sale Price:** \$349,000 **List Price:** \$354,000
 30 Eastern Ave **List \$/SqFt:** 259.34 **Sale Date:** 3/21/2016 **List Date:** 12/1/2015
 Beverly, MA 01915 **Sold \$/SqFt:** 255.68 **Off Mkt. Date:** 3/1/2016 **Orig. Price:** \$359,000
Style: Detached - Bungalow **<\$5,000.00**
Rooms: 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1365 **Tax:** \$3938
Garage: 0 **Parking:** 3 **Acres:** 0.14 (6212 sq.ft.) **Year Built:** 1930 **Fy:** 2015

Remarks: New to market! Great 3-bedroom bungalow with an abundance of natural light throughout.. This home provides a wonderful open layout. Large eat-in kitchen with plenty of cabinet space, counter-top seating, a window seat plus room for a table! Hardwood floors. Wood-burning stove. Large level fenced-in yard. Above-ground pool with new composite deck. Nice Ryal Side neighborhood in close proximity to Ayers/Ryal Side Elementary School, Livingstone Park, and Obear Park!! Great for commuters with easy access to Rte 128 and commuter rail!

Single Family Listings: 4 **Avg. Liv.Area SqFt:** 1,145.25 **Avg. List\$:** \$326,075 **Avg. List\$/SqFt:** \$286 **Avg. DOM:** 64.50 **Avg. DTO:** 37.00

Avg. Sale\$: \$328,375 **Avg. Sale\$/SqFt:** \$290

\$350,000 - 399,999**7 Listings****Single Family Listings**

MLS #: 71953384 **Status:** SLD **DOM:** 28 **DTO:** 10 **Sale Price:** \$364,900 **List Price:** \$364,900
 60 Sohier Road **List \$/SqFt:** 187.9 **Sale Date:** 3/18/2016 **List Date:** 1/28/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 187.9 **Off Mkt. Date:** 2/25/2016 **Orig. Price:** \$364,900
Style: Detached - Cape **=**
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1942 **Tax:** \$4852
Garage: 1 **Parking:** 2 **Acres:** 0.21 (9219 sq.ft.) **Year Built:** 1952 **Fy:** 2016
Remarks: This meticulously maintained 3 bedroom 2 bath cape, with optional first floor master; welcomes guests into its spacious living room with masonry fireplace and hardwood flooring. The first floor offers eat in kitchen with recessed lighting and newer appliances, as well as an adjacent dining room. Also on the first floor is the sunlit family room with neighboring 3 season sun room, a perfect spot for morning coffee and a newspaper. On the second floor, there are 2 additional bedrooms, a full bath and walk in attic for storage or future space. The spacious back yard is the optimal spot for gatherings and offers a fenced in rear lot line and wonderful patio space. Other features include, a newer Buderus heating system with Superstor Ultra hot water tank, newer siding, new electrical panel and updated first floor bath. Minutes from vibrant downtown Beverly, exit 19 off of 128, shopping, beaches and Beverly Hospital.



MLS #: 71954365 **Status:** SLD **DOM:** 30 **DTO:** 10 **Sale Price:** \$365,000 **List Price:** \$380,000
 29 Grover St **List \$/SqFt:** 255.38 **Sale Date:** 3/24/2016 **List Date:** 2/1/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 245.3 **Off Mkt. Date:** 3/2/2016 **Orig. Price:** \$380,000
Style: Detached - Ranch **<\$15,000.00**
Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1488 **Tax:** \$4249
Garage: 1 **Parking:** 2 **Acres:** 0.27 (11900 sq.ft.) **Year Built:** 1959 **Fy:** 2016
Remarks: Centerville, expanded Ranch... 7 + rooms, eat in kitchen, 3 bedrooms, 1 1/2 baths, oversized garage, large family room and 3 season sunroom. FHW heating system, vinyl windows, central air conditioning and irrigation system, easy access to route 128.



MLS #: 71962995 **Status:** SLD **DOM:** 27 **DTO:** 4 **Sale Price:** \$370,000 **List Price:** \$364,900
 25 Colgate Road **List \$/SqFt:** 208.51 **Sale Date:** 3/30/2016 **List Date:** 2/24/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 211.43 **Off Mkt. Date:** 3/14/2016 **Orig. Price:** \$364,900
Style: Detached - Ranch **>\$5,100.00**
Rooms: 6 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1750 **Tax:** \$4574.58
Garage: 0 **Parking:** 4 **Acres:** 0.25 (10829 sq.ft.) **Year Built:** 1955 **Fy:** 2016
Remarks: Nothing to do but move in, all the work has been done. Open floor plan, custom kitchen with ample cherry cabinets, sun filled living room with pellet stove in natural stone hearth. Huge family room with ceiling fans, cathedral ceiling and storage cabinet. 3 bedrooms, master with double closet and bath. French doors to patio and large, fenced in, flat yard with shed. Solar panels transferrable to new owner to save on clean, electric heat. Great location near Cummings Center and schools. First showing at open house on Saturday Feb. 27. 1-2pm



MLS #: 71948176 **Status:** SLD **DOM:** 7 **DTO:** 7 **Sale Price:** \$372,000 **List Price:** \$359,900
 201 Brimbal Ave **List \$/SqFt:** 236.31 **Sale Date:** 3/18/2016 **List Date:** 1/12/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 244.25 **Off Mkt. Date:** 1/19/2016 **Orig. Price:** \$359,900
Style: Detached - Cape **>\$12,000.00**
Rooms: 7 **Beds:** 4 **Baths:** 2f 0h **Living Area:** 1523 **Tax:** \$4681
Garage: 1 **Parking:** 8 **Acres:** 0.21 (9000 sq.ft.) **Year Built:** 1959 **Fy:** 2016
Remarks: First Showings begin Sat. 1/16 1-2:30 Sunday 1/17 12-1:30 Classic Cape on manageable near quarter acre lot in desirable Beverly neighborhood. Newly remodeled kitchen features granite counter tops and eat-in area. The adjoining living room's large picture window provides much natural light and includes a fireplace to chase the winter chill. Also on the main level is a family room with cathedral ceiling and a sun room that leads directly to the outside ample decking and multiple entertaining areas. A desirable first floor Master Bedroom is among the 4 bedrooms, each with hardwood flooring. A fenced in yard with above ground pool and an attached garage further enhance this offering. Close to area amenities, shopping and YMCA, with ease of access to commuter routes and public transportation.



MLS #: 71939753 **Status:** SLD **DOM:** 79 **DTO:** 53 **Sale Price:** \$373,500 **List Price:** \$369,900
366 Elliott St **List \$/SqFt:** 263.46 **Sale Date:** 3/17/2016 **List Date:** 12/9/2015
Beverly, MA:Ryal Side 01915 **Sold \$/SqFt:** 266.03 **Off Mkt. Date:** 2/26/2016 **Orig. Price:** \$379,900
Style: Detached - Colonial **<\$1,400.00**
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1404 **Tax:** \$4096.13
Garage: 0 **Parking:** 4 **Acres:** 0.11 (4980 sq.ft.) **Year Built:** 1910 **Fy:** 2015
Remarks: This stunning Colonial offers extensive renovations, blending classic period details with beautiful moldings and build-in china closet. First level offers open layout for easy entertainment. Custom designed kitchen with pot filler, quartz counter top plus adjoining breakfast bar area that open up to dining room and family gathering. Beautiful new deck off the dining room was added to bring outside and inside together. 3 good size bedrooms upstairs and new closets were custom build for today's buyer. All updated 1.5 bathrooms. This home is comfortable and has a homey feel and move-in ready. Lower level has laundry area with shelves and finished space with a walkout to the yard. Enjoy the outdoors with beautiful leveled fenced-in yard. Bonus additions are new windows & roof, updated plumbing/electrical, big driveway. Easy access to highway and everything that Beverly has to offer. **\$5,000.00 Back at Closing!**



MLS #: 71934389 **Status:** SLD **DOM:** 85 **DTO:** 74 **Sale Price:** \$383,000 **List Price:** \$389,900
25 Cornell Rd **List \$/SqFt:** 264.88 **Sale Date:** 3/16/2016 **List Date:** 11/19/2015
Beverly, MA 01915 **Sold \$/SqFt:** 260.19 **Off Mkt. Date:** 2/12/2016 **Orig. Price:** \$399,900
Style: Detached - Ranch **<\$6,900.00**
Rooms: 7 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1472 **Tax:** \$3734.92
Garage: 0 **Parking:** 4 **Acres:** 0.23 (10040 sq.ft.) **Year Built:** 1960 **Fy:** 2015
Remarks: Come visit this newly renovated 3 bedroom ranch in Beverly's desirable Raymond Farms neighborhood. Custom kitchen with wood cabinets, gleaming granite and stainless appliances make this kitchen a cooks delight. The living area offers an open floor plan perfect for entertaining family and friends. New hardwood floors throughout make the floor plan flow nicely from room to room. The family room off the kitchen opens to a new patio area which over looks the large level yard. Mud room entry with built in seating, storage and custom cabinets. With new energy star windows, 90% high efficiency FHA heating system, new roof, new electrical, new central air, new vinyl siding and new plumbing you will live care free for many years to come. This home is truly move in ready so come and make this house your home!



MLS #: 71952334 **Status:** SLD **DOM:** 46 **DTO:** 10 **Sale Price:** \$397,000 **List Price:** \$365,000
12 Parsons Dr **List \$/SqFt:** 211.23 **Sale Date:** 3/11/2016 **List Date:** 1/21/2016
Beverly, MA:Beverly Cove 01915 **Sold \$/SqFt:** 229.75 **Off Mkt. Date:** 2/9/2016 **Orig. Price:** \$365,000
Style: Detached - Cape **>\$14,000.00**
Rooms: 6 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 1728 **Tax:** \$4436
Garage: 0 **Parking:** 2 **Acres:** 0.15 (6512 sq.ft.) **Year Built:** 1948 **Fy:** 2016
Remarks: Well maintained single-owner Cape in Beverly Cove. Conveniently located close to Lynch Park, Dane St Beach, neighborhood playground and downtown Beverly, as well as easy access to the commuter rail and the highway. This cozy home has 3 BRs, a very large living room, large sunny eat in kitchen, and a sliding glass door leading to a 3 season screened porch with Jalousie windows. The porch overlooks a private, level back yard with mature plantings and a gardener's shed. There is a full basement with a workshop, laundry and partially finished Family Room. There are hardwood floors under the carpeting on the first floor. This house is ready for you to move into now, just waiting for your own personal touches.

Single Family Listings: 7 Avg. Liv.Area SqFt: 1,615.29 **Avg. List\$:** \$370,643 **Avg. List\$/SqFt:** \$233 **Avg. DOM:** 43.14 **Avg. DTO:** 24.00

Avg. Sale\$: \$375,057 **Avg. Sale\$/SqFt:** \$235

\$400,000 - \$499,999**2 Listings****Single Family Listings**

MLS #: 71945549 **Status:** SLD **DOM:** 25 **DTO:** 5 **Sale Price:** \$400,000 **List Price:** \$399,900
 10 Giles Ave **List \$/SqFt:** 262.57 **Sale Date:** 3/2/2016 **List Date:** 1/5/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 262.64 **Off Mkt. Date:** 1/30/2016 **Orig. Price:** \$399,900
Style: Detached - Colonial **>\$100.00**
Rooms: 7 **Beds:** 3 **Baths:** 2f 0h **Living Area:** 1523 **Tax:** \$4054
Garage: 0 **Parking:** 4 **Acres:** 0.1 (4250 sq.ft.) **Year Built:** 1925 **Fy:** 2015
Remarks: Ryle Side Classic! Renovations are Complete! New kitchen & baths, with granite counters & Kenmore stainless appliances. New 1/2 inch Bamboo Hardwood floors on 1st & Mohawk Carpeting on 2nd. All New electric, New plumbing, New plaster walls & ceilings & Fully Insulated with new energy efficient Harvey windows. New laundry room added! New paved driveway and so much more! (see Renovation Specifications)! This 7rooms, 3BR's, 2bath Colonial has a terrific flow with great living space; conveniently located and close to the Train station, RT 128, schools, parks, churches & down town.



MLS #: 71947744 **Status:** SLD **DOM:** 45 **DTO:** 8 **Sale Price:** \$437,500 **List Price:** \$419,900
 522 Cabot St **List \$/SqFt:** 172.37 **Sale Date:** 3/7/2016 **List Date:** 1/11/2016
 Beverly, MA:North Beverly 01915 **Sold \$/SqFt:** 179.6 **Off Mkt. Date:** 2/25/2016 **Orig. Price:** \$419,900
Style: Detached - Colonial **>\$18,500.00**
Rooms: 8 **Beds:** 3 **Baths:** 1f 1h **Living Area:** 2436 **Tax:** \$5022
Garage: 1 **Parking:** 4 **Acres:** 0.28 (12350 sq.ft.) **Year Built:** 1931 **Fy:** 2015
Remarks: Charming Dutch Colonial with great details, just move right in! Huge Fenced in Yard and detached one car Garage on a dead end street. Spacious entry foyer greets you along with Gleaming Hard Wood throughout. Open Kitchen / Dining room with access to yard and Grill. Large Living room with fireplace connect to sun room, which is perfect for a playroom or office. Upstairs to wide landing, offering a Master Bedroom and two addition good size bedroom and a full bath. Full basement partially finished with a great family/game room, also offering great storage and work area as well.

Single Family Listings: 2 **Avg. Liv.Area SqFt:** 1,979.50 **Avg. List\$:** \$409,900 **Avg. List\$/SqFt:** \$217 **Avg. DOM:** 35.00 **Avg. DTO:** 6.50

Avg. Sale\$: \$418,750 **Avg. Sale\$/SqFt:** \$221

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\$450,000 - \$499,999

2 Listings

Single Family Listings



MLS #: 71956712 **Status:** SLD **DOM:** 26 **DTO:** 8 **Sale Price:** \$472,000 **List Price:** \$459,000
 423 Essex St **List \$/SqFt:** 276.17 **Sale Date:** 3/25/2016 **List Date:** 2/6/2016
 Beverly, MA:Centerville (Bvly) 01915 **Sold \$/SqFt:** 284 **Off Mkt. Date:** 3/4/2016 **Orig. Price:** \$459,000
Style: Detached - Colonial **>\$13,000.00**
Rooms: 8 **Beds:** 4 **Baths:** 1f 1h **Living Area:** 1662 **Tax:** \$4860
Garage: 0 **Parking:** 4 **Acres:** 0.26 (11400 sq.ft.) **Year Built:** 1903 **Fy:** 2016

Remarks: A rare opportunity to own a charming 4 bedroom colonial in sought-after Centerville. Purchased in 2009 and renovated & refreshed since, this crisp and clean home is a charmer. An open floor plan downstairs offers comfortable living & dining rooms that flow easily, and a bright bonus room that serves well as office or playroom. Renovated from stem to stern, the kitchen enjoys an expansive center island, generous counter space throughout and direct access to a welcoming deck that begs to enjoy the outdoors. Upstairs, find 4 roomy bedrooms, including a master with its own deck overlooking the yard, as well as a fully renovated family sized bath. Completely fenced, large and level, the yard will accommodate gatherings of all sizes with plenty of room for the gardening enthusiast. Many updates including a 7 year old heating system. Perfectly situated just minutes away from award-winning dining and the blossoming arts & culture of downtown Beverly, and your choice of beautiful beaches.



MLS #: 71944628 **Status:** SLD **DOM:** 12 **DTO:** 12 **Sale Price:** \$499,000 **List Price:** \$499,900
 43 BalchStreet **List \$/SqFt:** 236.25 **Sale Date:** 3/25/2016 **List Date:** 1/3/2016
 Beverly, MA 01915 **Sold \$/SqFt:** 235.82 **Off Mkt. Date:** 1/28/2016 **Orig. Price:** \$499,900
Style: Detached - Colonial **=**
Rooms: 7 **Beds:** 3 **Baths:** 2f 1h **Living Area:** 2116 **Tax:** \$5405.54
Garage: 0 **Parking:** 4 **Acres:** 0.26 (11400 sq.ft.) **Year Built:** 1839 **Fy:** 2015

Remarks: Historic centrally located brick home near amenities such as the Cummings Center, downtown, schools, commuter routes and a golf course. Entire home has been renovated, painted and the floors refinished. Newly done kitchen with all appliances and 3 baths make this home move in ready. Bonus sun/mud room off the kitchen and small office space off the dining room. Walk up attic for storage. Lovely flat lot with carport and storage shed. Own a piece of history

Single Family Listings: 2 **Avg. Liv.Area SqFt:** 1,889.00 **Avg. List\$:** \$479,450 **Avg. List\$/SqFt:** \$256 **Avg. DOM:** 19.00 **Avg. DTO:** 10.00

Avg. Sale\$: \$485,500 **Avg. Sale\$/SqFt:** \$260

\$500,000 - \$599,999

1 Listing

Single Family Listings



MLS #: 71952885	Status: SLD	DOM: 14	DTO: 2	Sale Price: \$500,000	List Price: \$479,900
14 Crestline Circle		List \$/SqFt: 335.13		Sale Date: 3/8/2016	List Date: 1/27/2016
Beverly, MA: Beverly Cove 01915		Sold \$/SqFt: 349.16		Off Mkt. Date: 2/10/2016	Orig. Price: \$479,900
Style: Detached - Ranch				>\$20,000.00	
Rooms: 7	Beds: 3	Baths: 2f 0h		Living Area: 1432	Tax: \$5355
Garage: 2	Parking: 4	Acres: 0.2 (8740 sq.ft.)	Year Built: 1955		Fy: 2016

Remarks: This extraordinary Cove cul-de-sac Ranch on a corner lot will wow you from the moment you step in the front door! Meticulously maintained and reflecting pride of ownership throughout, this home offers 3 bedrooms, 2 full baths including a wonderful master bath, and an open kitchen/dining room floor plan that will astound you. Great for living or entertaining, enjoy the lower level 18'x 21' plus 10'x 14' finished area, or jump in the inground pool once the warm weather's here! More features include central air conditioning, hardwood floors, recessed lighting, oversized 2-car garage, and more!

Single Family Listings: 1 Avg. Liv.Area SqFt: 1,432.00 **Avg. List\$:** \$479,900 **Avg. List\$/SqFt:** \$335 **Avg. DOM:** 14.00 **Avg. DTO:** 2.00

Avg. Sale\$: \$500,000 **Avg. Sale\$/SqFt:** \$349

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\$700,000 - \$799,999

2 Listings

Single Family Listings



MLS #: 71915032 **Status:** SLD **DOM:** 168 **DTO:** 113 **Sale Price:** \$770,000 **List Price:** \$779,000
 260 Dodge Street **List \$/SqFt:** 273.53 **Sale Date:** 3/30/2016 **List Date:** 10/6/2015
 Beverly, MA 01915 **Sold \$/SqFt:** 270.37 **Off Mkt. Date:** 2/3/2016 **Orig. Price:** \$779,000
Style: Detached - Colonial **< \$9,000.00**
Rooms: 8 **Beds:** 4 **Baths:** 3f 1h **Living Area:** 2848 **Tax:** \$0
Garage: 2 **Parking:** 6 **Acres:** 0.51 (22215 sq.ft.) **Year Built:** 2015 **Fy:** 2015

Remarks: NEW CONSTRUCTION !!! Country Estate, designed by award winning architect and crafted by Master Builder nestled amongst the trees with expansive private yard. Surprisingly spacious Open Concept plan with 4 bedrooms. 2 suites and rare 3.5 baths offers privacy and comfort for all. Farmers porch for welcoming guests and large rear deck for overlooking reservoir area. Chef's kitchen with SS appliances, pantry, island seating, custom cabinets and Italian granite. Flowing kitchen area, dining room and fireplaced family room and rear stairs to second level. Sun drenched office with glass doors. 9ft ceilings, recessed lights, crown molding and superior trim package adorn the first floor. Hardwood throughout 1st floor, tiled showers, security, central vac, oversized garage with barn doors. Anderson windows, architectural roofing, AZAK trim and lifetime siding with impressions. Air conditioning, professionally landscaped, laundry, gas heat and numerous closets included. Nov. Completion easy to see!



MLS #: 71679490 **Status:** SLD **DOM:** 383 **DTO:** 383 **Sale Price:** \$775,000 **List Price:** \$849,900
 2 Butman St **List \$/SqFt:** 139.88 **Sale Date:** 3/29/2016 **List Date:** 5/12/2014
 Beverly, MA 01915 **Sold \$/SqFt:** 127.55 **Off Mkt. Date:** 11/29/2015 **Orig. Price:** \$849,900
Style: Detached - Victorian **< \$74,900.00**
Rooms: 13 **Beds:** 8 **Baths:** 2f 1h **Living Area:** 6076 **Tax:** \$11478
Garage: 1 **Parking:** 3 **Acres:** 0.16 (7128 sq.ft.) **Year Built:** 1898 **Fy:** 2014

Remarks: Magnificent Victorian era estate built in 1898. Includes a large & elegant fireplaced living room, formal dining room, gourmet kitchen w/butler's pantry, & 2 master suites. An ornate wooden stairway, decorative mahogany fireplace, several oversized pocket doors, & expansive curved wooden archways all evoke the ambience, charm & grandeur of turn of the 20th century craftsmanship & prestige. The property features grand, yet comfortable, spatial proportions. Capturing an abundance of natural light, the home has a striking number of windows & is richly appointed w/hardwoods: Oak, Mahogany & Bird's Eye Maple. Modern updates: an oversized kitchen with Viking gas stove top, twin Jenn Air wall ovens, & Kinawa Rose granite countertops. Mechanical updates: new twin, gas fired hot air furnaces & a new 200 amp electrical service. A 2 story 1,700 SF carriage house completes the property. Adjacent to Beverly Commons, the Public Library, downtown Beverly & Dane St Beach are just steps away.

Single Family Listings: 2 Avg. Liv.Area SqFt: 4,462.00 **Avg. List\$:** \$814,450 **Avg. List\$/SqFt:** \$207 **Avg. DOM:** 275.50 **Avg. DTO:** 248.00

Avg. Sale\$: \$772,500 **Avg. Sale\$/SqFt:** \$199

\$800,000 - \$899,999

1 Listing

Single Family Listings



MLS #: 71904417	Status: SLD	DOM: 132	DTO: 120	Sale Price: \$820,000	List Price: \$845,000
62 West Street		List \$/SqFt: 245.64		Sale Date: 3/10/2016	List Date: 9/15/2015
Beverly, MA: Beverly Farms 01915		Sold \$/SqFt: 238.37		Off Mkt. Date: 1/25/2016	Orig. Price: \$875,000
Style: Detached - Colonial					
Rooms: 10	Beds: 5	Baths: 4f 0h		Living Area: 3440	Tax: \$10004
Garage: 0	Parking: 4	Acres: 0.3 (13171 sq.ft.)		Year Built: 1850	Fy: 2015

<\$25,000.00

Remarks: Elegant Beverly Farms Colonial located in the village near commuter rail and private West Beach. A perfect blend of period charm and modern updates, this spacious home features custom built-ins throughout, a formal living room with wood burning fireplace, formal dining room with oversized windows and gas fireplace, and a cozy family room with gas fireplace with access to a new porch with stone patio. At the heart of the home you will find a stunning gourmet kitchen with stainless steel appliances, granite counters and island, and double glass doors that lead to a new, full length mahogany deck overlooking a serene setting with pond. Offering 5 bedrooms and 4 full baths, including a versatile 1st floor office with full bath, and a beautiful master suite with a new bathroom with glass shower, double quartz sinks, and radiant heat, this home is completed with a finished 3rd level that has a classic "beach-house" feel with 2 bedrooms and full bath.

Single Family Listings: 1 Avg. Liv.Area SqFt: 3,440.00 **Avg. List\$:** \$845,000 **Avg. List\$/SqFt:** \$246 **Avg. DOM:** 132.00
Avg. DTO: 120.00
Avg. Sale\$: \$820,000 **Avg. Sale\$/SqFt:** \$238

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