

**7 NANCY STREET, PLUM ISLAND  
NEWBURYPORT, MASSACHUSETTS 01950  
(978) 462 4770  
FAX (978) 463-2541**



<b>Price:</b>	\$529,000
<b>Style:</b>	Gambrel/Dutch
<b>Age:</b>	1984
<b>Lot Size:</b>	19,600sf
<b>Taxes:</b>	\$5,392 (2014)
<b>Assess:</b>	\$380,000
<b>Zoning:</b>	R3 PIOD
<b>Rooms:</b>	4
<b>Baths:</b>	1F 0H
<b>Garage:</b>	1 Under
<b>UFFI:</b>	
<b>SF LV.A:</b>	912sf
<b>Occup:</b>	
<b>Sign:</b>	
<b>MLS #:</b>	71804924

4 G STREET				Town: Newburyport MA		
LB: Port Properties		Linda M. Collins		Tel #: 978-290-1413		S.B.
<b>Rooms:</b>	<b>Approximate Size</b>	<b>Floor</b>	<b>Eat-in Kit:</b>	Yes	<b>Heat:</b>	Electric Baseboard
<b>Kitchen:</b>	18x11	1	<b>Cabinets:</b>		<b>Est Cost:</b>	
<b>Dining:</b>			<b>Dishwasher:</b>	No	<b>Hot Water:</b>	Electric
<b>Living Room:</b>	18x11	1	<b>Disposal:</b>	No	<b>Own/Rent:</b>	
<b>Family Room:</b>			<b>Stove:</b>	Range	<b>Floors:</b>	
<b>M Bedroom:</b>	13x12	1	<b>Refrigerator:</b>	Yes	<b>Fireplace:</b>	No
<b>Bedroom 2:</b>	11x11	1	<b>W/D:</b>	Yes	<b>Deck:</b>	Screened Porch
<b>Bedroom 3:</b>			<b>Foundation:</b>	38x24 Poured	<b>Paved Str:</b>	Yes
<b>Bedroom 4:</b>			<b>Storm Win:</b>		<b>Parking:</b>	4
<b>Office/Den:</b>			<b>Storm Door:</b>		<b>Water:</b>	Town/City
<b>Bath 1:</b>	11x6		<b>Siding:</b>	Clapboard, Wood	<b>Sewer:</b>	Town/City
<b>Bath 2:</b>			<b>Sump:</b>		<b>Fence:</b>	
<b>Bath 3:</b>			<b>Basement:</b>	Full, Garage acce	<b>Smoke Al:</b>	
<b>Remarks:</b> UNIQUE OFFERING ON OLD POINT ROAD. 4 lots, 19,600sf site zoned R3 in the PIOD (Plus Island Overlay District). Lots 27 and 28 improved with a two-story 38x24sf NEHome, full poured concrete basement with garage. Unfinished 2 <sup>nd</sup> floor with water view. Lots 29 and 30 are a 9,800sf buildable site with water and sewer betterment. All new construction is subject to survey, state and local regulations and permits. Buyer to assume water and sewer betterment.						
All listings submitted on this page are subject to errors & omissions and it is the responsibility of the buyer to verify this information by a competent home inspector. Offered to qualified buyers of race, color, or national origin.						