



**MLS # 71765541 - Under Agreement
Single Family - Detached**

**81 Pleasant Valley Rd
Amesbury, MA 01913-4518
Essex County**

List Price: **\$224,000**

Style: **Farmhouse, Multi-Level**
Color: **White**
Grade School:
Middle School:
High School:
Handicap Access/Features: **No**

Total Rooms: **6**
Bedrooms: **2**
Bathrooms: **1f 0h**
Master Bath: **No**
Fireplaces: **0**

Directions: **95 to 110 W, left on Main St, right onto Merrimack Street, to Pleasant Valley Road, #81 on right**

Remarks

PRICE REDUCED!!! A rare opportunity to purchase waterfront property on Pleasant Valley Road. Renovate existing, design/build or a combination of both. Direct access to the Merrimack River with a low water deed, spectacular views, and an impressive address makes the potential for this property limitless. This property is sold as is where is.

Property Information

Approx. Living Area: **1710 sq. ft.** Approx. Acres: **0.27 (11761 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes: Heat Zones: **Hot Water Baseboard, Gas** Parking Spaces: **4 Off-Street**
Living Area Source: **Public Record** Cool Zones: **None** Approx. Street Frontage: **100 ft**
Living Area Disclosures: **Includes 344 Sq. Ft. Finished Porch (See Bldg Sketch)**
Disclosures:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1		--
Dining Room:	1		--
Family Room:	1		--
Kitchen:	1		--
Bedroom 2:	2		--
Bedroom 3:	2		--

Features

Basement: **Yes Full, Partial, Interior Access, Bulkhead, Dirt Floor**
Beach: **No**
Electric: **110 Volts, Time of Use Meter**
Exterior: **Vinyl**
Exterior Features: **Porch - Enclosed**
Foundation Size:
Foundation Description: **Concrete Block, Fieldstone, Brick**
Lot Description: **Scenic View(s)**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **Private Sewerage - Title 5: Buyer's Responsibility**
Water Utilities: **City/Town Water**
Waterfront: **Yes, River**
Water View: **Yes, River**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Facing Direction: **South**
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: Warranty Features: **No**
Year Built: **1900** Source: **Public Record**
Year Built Description: **Approximate**
Year Round: **Yes**
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **M:111 B:0016**
Assessed: **\$281,200**
Tax: **\$5897** Tax Year: **2014**
Book: **7690** Page: **517**
Cert:
Zoning Code: **R80**
Map: Block: Lot: