



MLS # 73107165 - New Condo - 2/3 Family

Andover, MA 01810 List Price: **\$349,900**
Essex County
 Unit Placement: **Top/Penthouse** Total Rooms: **2**
 Unit Level: **3** Bedrooms: **1**
 Grade School: **Bancroft** Bathrooms: **1f 0h**
 Middle School: **Doherty** Main Bath:
 High School: **Andover** Fireplaces: **0**
 Outdoor Space Available: **Yes - Common** Approx. Acres:
 Handicap Access/Features:

Remarks

Welcome to 34 Summer St, Unit C, downtown Andover! This bright, airy, and spacious one-bedroom, one-bath condo sits atop a charming and Victorian style house located on a beautifully landscaped corner lot. Take in the birds-eye view over the neighborhood with natural beauty and stunning sunsets. This condo has architectural features such as skylights and a beamed ceiling that capture the eye. Enjoy your eat-in kitchen, huge walk-in pantry with in-unit laundry, basement storage, and more. Walking distance to restaurants, boutique shopping, coffee shops, brewery, Whole Foods, and public transportation to Boston. Do not miss the opportunity to make this one-of-a-kind condo your home!

Property Information

Approx. Living Area Total: **929 SqFt (\$376.64/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: Approx. Below Grade: Levels in Unit: **3**
 Living Area Disclosures: **all measurements + or -**

Heat Zones: **1 Forced Air, Electric Baseboard** Cool Zones: **Window AC**
 Parking Spaces: **2 Off-Street, Deeded** Garage Spaces: **0**
 Disclosures: **Condo fee includes hot water tank rental and hot water. See attached seller disclosure.**

Complex & Association Information

Complex Name: Units in Complex: **3** Complete: **Yes** Units Owner Occupied: **3** Source:
 Association: **Yes** Fee: **\$338.54 Monthly**
 Assoc. Fee Incls: **Master Insurance, Landscaping, Snow Removal, Reserve Funds**
 Special Assessments: **Yes - \$500 - Estimated cost for unit C \$500. Window work to a common window touch up paint outside disturbed by work. See seller disclosure. If work not completed prior to sale seller to credit buyer \$500**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	3	18X13	Skylight, Ceiling Fan(s), Ceiling - Beamed, Flooring - Hardwood
Kitchen:		15X14	Skylight, Flooring - Hardwood, Countertops - Upgraded
Main Bedroom:		14X12	Closet, Flooring - Hardwood
Laundry:	3	10X6	Pantry

Features

Area Amenities: **Public Transportation, Shopping, University**
 Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Association Pool: **No**
 Basement: **Yes**
 Beach: **No**
 Construction: **Frame**
 Exterior: **Wood**
 Hot Water: **Natural Gas**
 Pets Allowed: **Yes w/ Restrictions**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Utility Connections: **for Electric Range**
 Waterfront: **No**
 Water View: **No**

Other Property Info

Adult Community: **No**
 Elevator: **No**
 Disclosure Declaration: **Yes**
 Exclusions:
 Laundry Features: **In Unit**
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built/Converted: **1911**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:00021 B:00063 L:0003C**
 Assessed: **\$242,000**
 Tax: **\$3,306** Tax Year: **2023**
 Book: **14730** Page: **108**
 Cert: **00000019125**
 Zoning Code: **SRA**
 Map: Block: Lot:

Compensation

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