

**ABOUT - 38 FORRESTER STREET, NEWBURYPORT, MA**

**Here's a Wonderful Opportunity to own a historic circa 1850 Newburyport Colonial in a great neighborhood – near the Merrimack River Waterfront - with a large and hard to find - ONE-THIRD OF AN ACRE YARD !**

This charming 7 room, 3 bedroom, 1¾ baths, 2 story, 1,672 sq ft cozy home has much to offer! There are formal living and dining rooms - both with stately wainscotting - and each with its own fireplace! The dining room also has a built-in colonial cabinet next to the fireplace!

The library will be your precious and private nook - boasting floor to ceiling custom bookcases with cabinets under the bookshelves. And there are wide board pine floors throughout.

Enjoy your freshly painted kitchen with cherry cabinets, new appliances all-round, new stainless steel workstation sink, new Luxury Vinyl Tile (LVT) floor - plus - the slider to your quiet yard!

The three bedrooms are all on the second floor. Two of the bedrooms have custom interior shutters over the windows to add to the colonial ambiance of the home. The third bedroom has a glimpsing partial view of Newburyport Harbor, which shows this home's possible potential should you, at some point, expand the walk-up attic!

**The yard, with its beautiful trees, is HUGE, with plenty of room for kids and dogs - and awaits your ideas for recreation - or just some private relaxation with jasmine iced tea.**

It's only a short walk to Newburyport's Merrimack River waterfront and the home is close to Newburyport's quaint & historic downtown.

The lovely South End of Newburyport neighborhood is quiet & peaceful - with friendly neighbors and every-day walkers - and is also a favorite of dogs who walk their humans! For families it is within walking distance of several schools including the highly regarded Newburyport High School!

**Homes such as this don't come to market very often in this legendary ocean-front community, so see this gem and make this house - and Newburyport - your next home!!**

Please note: This is an "as-is" estate auction, not a foreclosure sale. The opening bid will be a modest \$550,000. More information, including a home inspection, and the full 'Terms & Conditions of the Auction' - can be found at the auctioneer's web site – Simond & Oakes Auctioneers & Appraisers LLC. Prior to the auction buyers must present to the Auctioneers a \$20,000 deposit via cash or a valid cashier's check from a known bank in order to bid on the Real Estate. There will be 10% buyer's premium added to the auctioneer's hammer price for the real estate.

Buyers agents: the co-broke will be based on the auctioneer's hammer price for the real estate. **Please read 'Important Information for Buyer's Agents/Brokers' on our web site.**

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Outside house dimensions:	32' x 22' main house, 22' x 12' kitchen
Living Area:	1,672 square feet
Lot Size:	.33 acres (one-third of an acre)
Rooms:	7 rooms – First floor: kitchen, dining room, living room, library (and a <sup>3</sup> / <sub>4</sub> bath) -- Second floor: three bedrooms (and a full bath)
Heat:	Gas fired steam heat, kitchen has forced hot water
Siding:	Vinyl
Roof:	Asphalt shingles
Year Built:	Circa 1850
Flooring:	Wide board pine floors on first floor, luxury vinyl tile (LVT) in kitchen; second floor has wide pine boards & wall-to-wall carpet
Basement:	Unfinished, with cement & block foundation
Water:	Town water
Sewer:	Town sewer
Electric:	100-amp circuit breakers
Town Appraised Value:	\$757,500
Town Taxes (2023):	\$8,276.78
Zone:	R2 - DCOD

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Approximate Room Sizes

Living Room:	14'5" x 13'10"
Dining Room:	13'7" x 13'
Kitchen:	21'8" x 11'2"
Library:	12'10" x 7'11"
Master Bedroom:	14'3" x 13'9"
Bedroom 2:	14' x 13'9"
Bedroom 3:	10'3" x 7'
Full bath:	9'8" x 9'1"
¾ bath:	4'9" x 4'9"