

Other Photos



Marketing Materials Provided by
LoudOffice.com

FOR SALE BY OWNER



**61 Coburn Street
Lynn, MA 01902**

Only \$235,000

For a Personal Showing Call:

Nancy O'Brien, Owner

781-856-7774 (Cell)

www.61CoburnStreet.com

*THIS INFORMATION IS DEEMED RELIABLE,
BUT IS NOT GUARANTEED.*

PROPERTY DESCRIPTION & FEATURES:

Property:	61 Coburn Street, Lynn Mass		
Price:	\$235,000		
Age:	102 Years (12-15 Effective Age)		
Condition:	Excellent		
Type of Dwelling:	2 Story Colonial		
Total Bedrooms:	3	Baths:	1
Exterior:	Vinyl Siding		
Total Living Area:	1,236 Square Feet w/ 630 Basement		
Lot Size:	3,392 Square Feet (37 x 93)		
Room:	Location:	Size:	
Entrance	1 st Floor	8'10" x 3'7"	
Living Room	1 st Floor	17' x 12'6"	
Dining Room	1 st Floor	14'6" x 10'2"	
Kitchen	1 st Floor	20'6" x 9'6"	
Powder Room			
Family Room	Basement	Partially-Finished	
Laundry	Basement		
Other			
Master Bedroom	2 nd Floor	12'3" x 15'10"	
2 nd Bedroom	2 nd Floor	13'4" x 11'	
3 rd Bedroom	2 nd Floor	10'9" x 10'	
4 th Bedroom			
5 th Bedroom			
Bathroom	2 nd Floor	Full	
2 nd Bathroom			
Basement:	Partially-finished with storage and laundry		
Rec. Room:			
Attic:	Scuttle		
Garage / Parking:	Drive way and off-street parking.		
Pool:	18' Round		
Deck/Patio:	20'x16' Wooden Deck (Rear)		
Landscaping:	Some Mature Trees		
Zoning:	Residential.		

Possession:	Negotiable
Total Taxes:	\$1,999.67
Roof:	Asphalt Shingle
Heating System:	Gas Forced Air
Annual Heating Cost:	+/- \$750 / yr.
Air Conditioning:	In-Window
Water Heater:	Gas
Fireplace:	No
Kitchen:	Modern w/ Glass Sliding Doors
Range:	Gas
Refrigerator:	Negotiable
Dishwasher:	Included
Disposal:	Yes
Microwave:	Negotiable
Exhaust Fan:	Yes
Washer/Dryer:	Negotiable
Water:	Public
Sewer System:	Public
Cable / Antenna:	Cable w/3 Outlets
Storm Doors:	Yes
Storm Windows:	Yes, New Vinyl Tilt-In (All)
Screens:	Yes
Draperies:	Some
Insulated Glass:	Yes
Curbs / Sidewalks:	Yes
Financing:	FHA / CONV. / VA
Remarks:	Perfect home for a young family with 3 bedrooms, large deck, above-ground pool, and location convenient to beach, parks, and more. Much new paint and carpets.
Directions:	From 1A in Swampscott, right onto Eastern ave., left onto Essex St., 1 st Right onto Coburn - #61 on Right.