



### Condo - Townhouse

**203 Western Ave - Unit 2**  
**Gloucester, MA: Stage Fort Park, 01930-4063**  
**Essex County**

List Price: **\$1,350,000**

Unit Placement: **Top/Penthouse, End**

Total Rooms: **8**

Unit Level: **2**

Bedrooms: **3**

Grade School: **West Parish**

Bathrooms: **2f 1h**

Middle School: **O'Maley**

Main Bath: **Yes**

High School: **GHS**

Fireplaces: **1**

Outdoor Space Available: **Yes - Private**

Approx. Acres: **0.2 (8,496 SqFt)**

Handicap Access/Features: **No**

Directions: **128 N to Essex Ave to Western**



1 of 40



### Remarks

Experience the best views in New England from almost every room of this gorgeous penthouse condo high above Gloucester Harbor. The vista includes 2 lighthouses (fabled in "The Perfect Storm"), Dogbar Breakwater, Cressy Beach & miles of ocean. The views are unsurpassed from its 30' exterior rooftop deck, a perfect location to take in the fireworks. Across the street, Stage Fort Park has 2 sandy beaches, tennis courts, playgrounds, and summer concerts at the gazebo. Prefer the woods and rock formations? Just up the road is 500-acre Ravenswood Park to hike and enjoy nature. Move right in and enjoy this exquisite 8-room home, renovated with the finest materials right down to the smallest details, including a newly built family room with attached office or storage. Once the home and art studio of Celtic star Tommy Heinsohn. There's a Primary bedroom suite w/expanded closet space, walk-in shower, two decks, and sea forever vista! Downtown Gloucester is just a 15 minute stroll.

### Property Information

Approx. Living Area Total: **2,675 SqFt (\$504.67/SqFt)** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Other**

Approx. Above Grade: **2,675 SqFt**

Approx. Below Grade:

Levels in Unit: **3**

Living Area Disclosures: **Includes newly built family room of 300 s.f. not on field card. Buyer to ascertain sf themselves**

Heat Zones: **1 Central Heat, Forced Air, Gas**

Cool Zones: **1 Central Air**

Parking Spaces: **2 Off-Street, Assigned, Deeded**

Garage Spaces: **1 Detached, Assigned**

Disclosures: **New fixtures, garage door, front door and awning, HVAC, hot water heater, refrigerator, microwave. Every room freshly painted. Every light fixture replaced to LED. All bathroom fixtures replaced.**

### Complex & Association Information

Complex Name: **Seacoast Condominium Trust**

Units in Complex: **2 Complete: Yes**

Units Owner Occupied: **2 Source: 2**

Association: **Yes Fee: \$176 Monthly**

Assoc. Fee Inclds: **Master Insurance, Exterior Maintenance, Landscaping**

Special Assessments: **No**

### Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	2	21X30	Fireplace, Flooring - Hardwood, Window(s) - Picture
Dining Room:	2	8.3X11.6	Closet, Flooring - Hardwood, Window(s) - Picture, Lighting - Overhead
Family Room:	2	18X12.5	Flooring - Hardwood, Sunken
Kitchen:	2	14X14	Flooring - Stone/Ceramic Tile, Pantry, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island
Main Bedroom:	3	20X12.6	Flooring - Wood, Window(s) - Picture, Balcony / Deck, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Laundry Chute, Slider, Lighting - Overhead
Bedroom 2:	3	13X10	Flooring - Hardwood
Bedroom 3:	2	17X10	Flooring - Hardwood
Bath 1:	2		Bathroom - Half, Flooring - Stone/Ceramic Tile
Bath 2:	2		Bathroom - Full, Bathroom - Tiled With Shower Stall
Bath 3:	3		Bathroom - Full, Bathroom - Tiled With Shower Stall, Pedestal Sink
Laundry:	2		-
Den:	2		-
Office:	2	6X12.6	Walk-in Storage

### Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Medical Facility, Laundromat, Bike Path, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station**

Appliances: **Range, Dishwasher, Disposal, Microwave, Refrigerator, Washer, Dryer, Vent Hood**

Association Pool: **No**

Basement: **Yes Partial, Slab, Unfinished Basement**

Beach: **Yes Harbor, Walk to**

Beach Ownership: **Public**

Beach - Miles to: **0 to 1/10 Mile**

Construction: **Frame**

Docs in Hand: **Unit Deed**

Electric Features: **110 Volts, Circuit Breakers**

Energy Features: **Insulated Windows, Insulated Doors, Storm Doors**

### Other Property Info

Elevator: **No**

Disclosure Declaration: **Yes**

Exclusions: **Downstairs bathroom mirror -- gold. Not attached**

Facing Direction: **East**

Laundry Features: **In Unit**

Lead Paint: **Unknown**

UFFI: **Warranty Features:**

Year Built/Converted: **1900/1986**

Year Built Source: **Public Record**

Year Built Desc: **Actual, Renovated Since**

Year Round: **Yes**

Short Sale w/Lndr. App. Req: **No**

Lender Owned: **No**

Exterior: **Clapboard**Exterior Features: **Deck, Deck - Roof, Deck - Wood, Deck - Vinyl, Deck - Composite, Patio, City View(s), Garden Area, Screens**Flooring: **Wood, Tile**Hot Water: **Natural Gas**Insulation Features: **Full, Fiberglass, Foam**Interior Features: **Cable Available, Laundry Chute, Internet Available - Unknown**Management: **No Management**Pets Allowed: **Yes**Roof Material: **Asphalt/Fiberglass Shingles**Sewer Utilities: **City/Town Sewer**Water Utilities: **City/Town Water**Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**Waterfront: **No**Water View: **Yes Harbor, Ocean, Public, Walk to****Tax Information**

Pin #:

Assessed: **\$702,400**Tax: **\$6,892.96** Tax Year: **24**Book: **0** Page: **0**Cert: **C105**Zoning Code: **r-20**Map: **0216** Block: **0066** Lot: **0002****Compensation**Sub-Agent: **Not Offered** Buyer Agent: **2**Facilitator: **1**Compensation Based On: **Gross/Full Sale Price****Office/Agent Information**Listing Office: **AVH Realty**  (978) 283-4777Listing Agent: **Carole Sharoff**  (978) 237-5471

Team Member(s):

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Sell**Entry Only: **No**Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**Showing: Buyer-Agent: **Call List Agent, Accompanied Showings, Appointment Required**Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**

Special Showing Instructions:

**Firm Remarks****E****Market Information**Listing Date: **2/9/2024**

Days on Market: Property has been on the market for a total of day(s)

Expiration Date:

Original Price:

Off Market Date:

Listing Market Time: MLS# has been on for day(s)

Office Market Time: Office has listed this property for day(s)

Cash Paid for Upgrades:

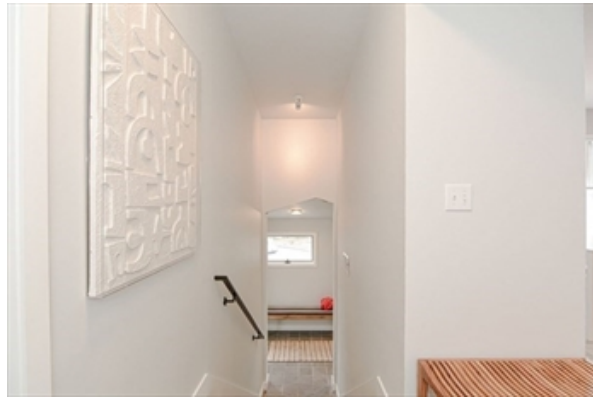
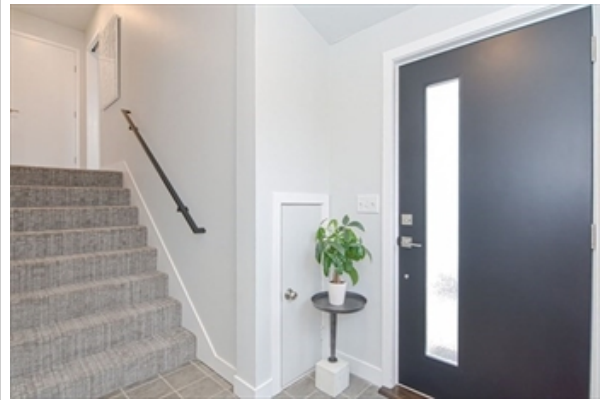
Seller Concessions at Closing:

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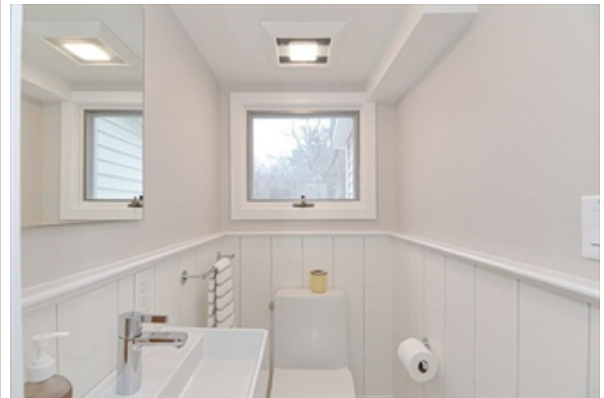


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