

Carole Lynn Sharoff, Realtor, CBR, GRI, President
www.avhrealty.com
(978) 237-5471



MLS # 73315674 - Active
Single Family - Detached

21 Shore Hill Rd
Gloucester, MA: Riverdale, 01930
Essex County

Style: **Cape, Multi-Level** Total Rooms: **6**
 Color: **Beige** Bedrooms: **3**
 Grade School: **Beeman** Bathrooms: **2f 0h**
 Middle School: **O'Maley** Main Bath: **Yes**
 High School: **GHS** Fireplaces: **0**
 Approx. Acres: **0.25 (11,012 SqFt)** Approx. Street Frontage:
 Handicap Access/Features: **No**
 Neighborhood/Sub-Division: **Wheeler's Point**
 Directions: **Wheeler to Shore Hill**

List Price: **\$779,900**

Wheeler's Point.This sweet three bedroom two bath gem with seasonal views of the Annisquam and Mill Rivers rests on a corner lot with deeded water access. Mature evergreens surround the backyard providing a sense of privacy. Steps to front entrance with hall closet lead to kitchen with granite counter tops and open plan living/dining room with slider to deck. Main floor bedroom and full bath. Upstairs, find a spacious and lightfilled primary suite with views, high ceilings, deck and access to attic. A third bedroom or den/office is also on this level. Shared full bath with tub/ shower and skylight. Unfinished walk-out cellar waiting for buyer to complete and create their own space: work area, bedroom, bath, den, playroom, office -- it's all right there and ready to go. Over sized 1 car detached garage with loft and storage. Megastore hot water heater. New furnace in 2022. Solid house awaiting your creative touches. Estate sale. This property sold as is.

Property Information

Approx. Living Area Total: **1,624 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**
 Approx. Above Grade: **1,624 SqFt** Approx. Below Grade:
 Living Area Disclosures: **Square footage does not include 864 s.f. on ground floor basement level**

Heat Zones: **3 Central Heat, Hot Water Baseboard, Oil** Cool Zones: **0 Window AC**
 Parking Spaces: **3 Off-Street** Garage Spaces: **1 Detached, Garage Door Opener, Storage, Work Area, Oversized Parking**

Disclosures: **Fixtures replaced in both bathrooms in 2017. Washer dryer and all kitchen appliances to remain as gifts. View easement in back of house. Estate sale. Property sold in as is condition.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	11X24	Flooring - Hardwood, Cable Hookup, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Slider
Dining Room:	1	11X13	Flooring - Wood, Deck - Exterior, Exterior Access, Open Floor Plan
Kitchen:	1	14X10	Flooring - Wood, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Exterior Access
Main Bedroom:	2	21X20	Closet - Walk-in, Flooring - Wall to Wall Carpet, Balcony / Deck, Slider
Bedroom 2:	2	11X11	Closet, Flooring - Wall to Wall Carpet
Bedroom 3:	1	10X12	Flooring - Wood
Bath 1:	2	14X6	Bathroom - Full, Bathroom - With Tub & Shower, Closet, Remodeled
Bath 2:	1	7X6	Bathroom - With Shower Stall, Remodeled
Laundry:	B	-	-

Features

Appliances: **Range, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, House of Worship, Marina, Public School, T-Station**
 Basement: **Yes Full, Walk Out, Interior Access, Concrete Floor, Unfinished Basement, Exterior Access**
 Beach: **Yes River, Access, Walk to**
 Beach Ownership: **Private, Deeded Rights**
 Beach - Miles to: **1/10 to 3/10**
 Construction: **Frame**
 Electric: **220 Volts, Circuit Breakers**

Other Property Info

Adult Community: **No**
 Disclosure Declaration: **No**
 Exclusions: **The boat in yard is not included in the sale.**
 Facing Direction: **Northwest**
 Green Certified: **No**
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: **Unknown** Warranty Features: **No**
 Year Built: **1986** Source: **Public Record**

Exterior: **Clapboard, Vinyl**
 Exterior Features: **Deck - Wood, Screens**
 Flooring: **Wood, Wall to Wall Carpet, Hardwood, Vinyl / VCT**
 Foundation Size: **24x36**
 Foundation Description: **Poured Concrete**
 Hot Water: **Oil**
 Insulation: **Unknown**
 Interior Features: **Cable Available, Internet Available - Unknown**
 Lot Description: **Corner, Easements, Gentle Slope**
 Road Type: **Private, Paved**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Terms: **Estate Sale**
 Utility Connections: **for Electric Range, for Electric Oven, for Electric Dryer, Washer Hookup**
 Water Utilities: **City/Town Water**
 Waterfront: **No**
 Water View: **Yes Bay, River**

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

Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:0099 B:0006 L:0000**
 Assessed: **\$774,200**
 Tax: **\$7,533** Tax Year: **2024**
 Book: **35402** Page: **178**
 Cert: **00000000479**
 Zoning Code: **R-10**
 Map: **99** Block: Lot: **6**

Compensation

Sub-Agency: Buyer's Broker:
 Facilitator:
 Compensation Based On:

Office/Agent Information

Listing Office: **AVH Realty**  (978) 237-5471
 Listing Agent: **Carole Sharoff**  (617) 901-1703
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**
 Showing: Sub-Agency:
 Showing: Buyer's Broker: **Call List Agent, Accompanied Showings, Appointment Required**
 Showing: Facilitator: **Call List Agent, Accompanied Showings, Appointment Required**
 Special Showing Instructions:

Market Information

Listing Date: 11/26/2024	Listing Market Time: MLS# has been on for 38 day(s)
Days on Market: Property has been on the market for a total of 38 day(s)	Office Market Time: Office has listed this property for 38 day(s)
Expiration Date: 3/31/2025	Cash Paid for Upgrades:
Original Price: \$799,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Market History for 21 Shore Hill Rd, Gloucester, MA: Riverdale, 01930

MLS #	Date		DOM	DTO	Price
73315674	11/26/2024	Listed for \$799,900			\$799,900
	12/10/2024	Price Changed to: \$779,900			\$779,900
Market History for AVH Realty (C95214)			38		

Market History for this property 38

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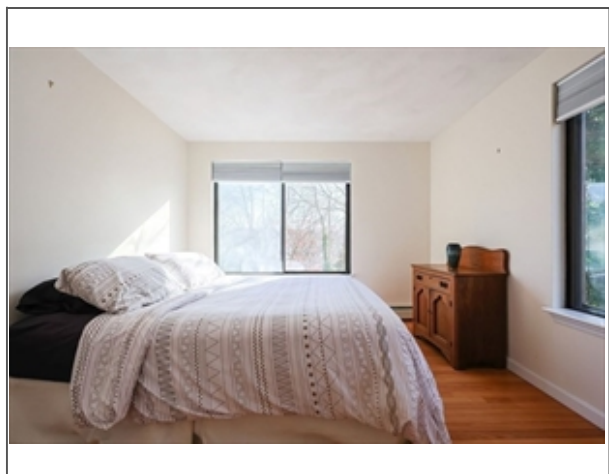
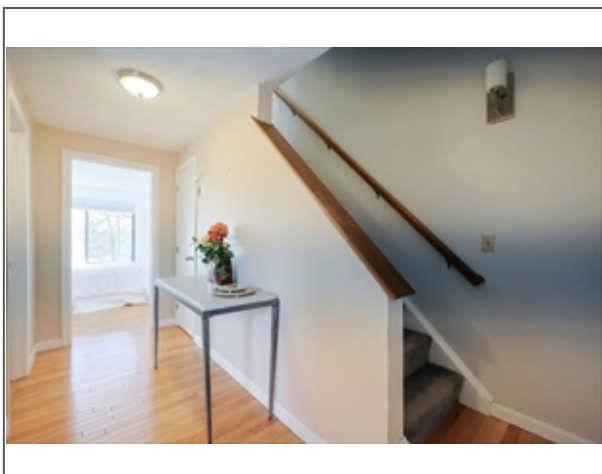
Date		Amount	%	DOM to PCG	DOM of PCG
11/26/2024	Listed for \$799,900				
12/10/2024	Price Changed to: \$779,900	\$-20,000	2.50%	14	14
					Listing DOM: 38
					Property DOM: 38

**** Calculates and removes Offmarket activity in DOM Timeframe**

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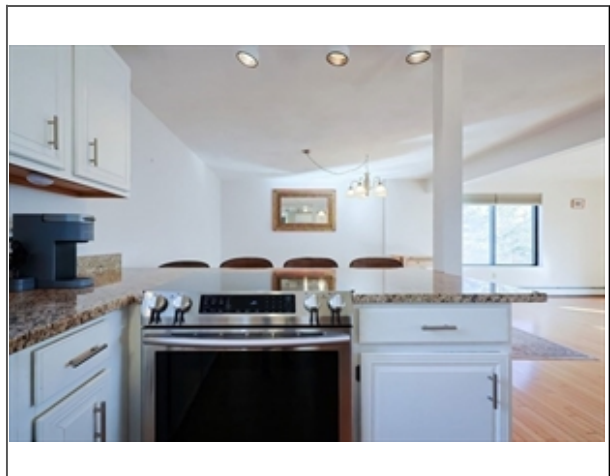
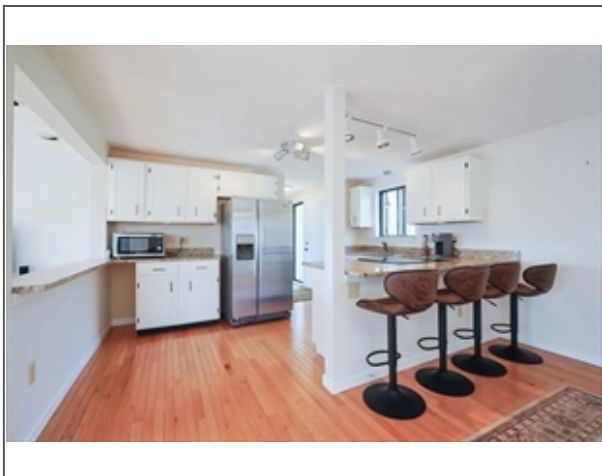
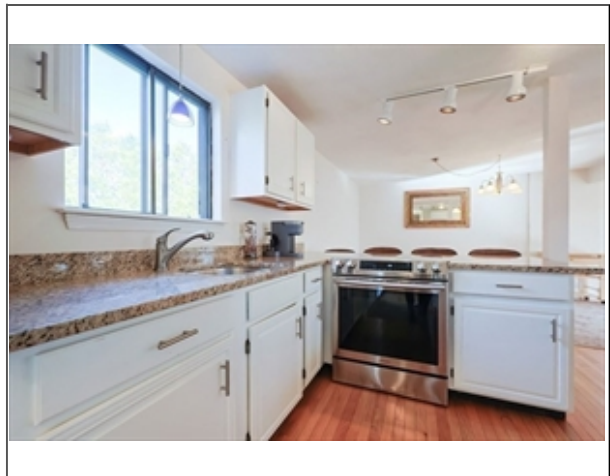
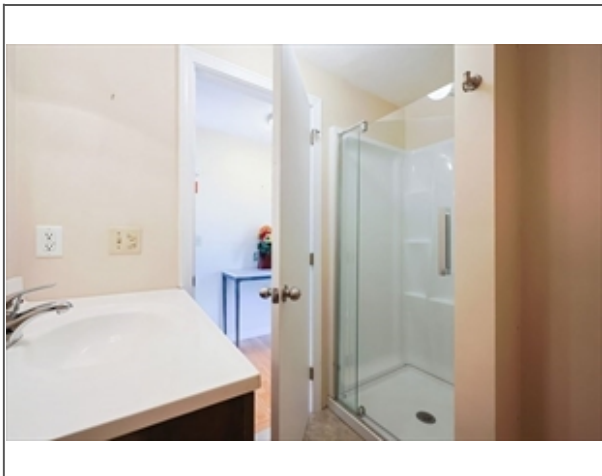
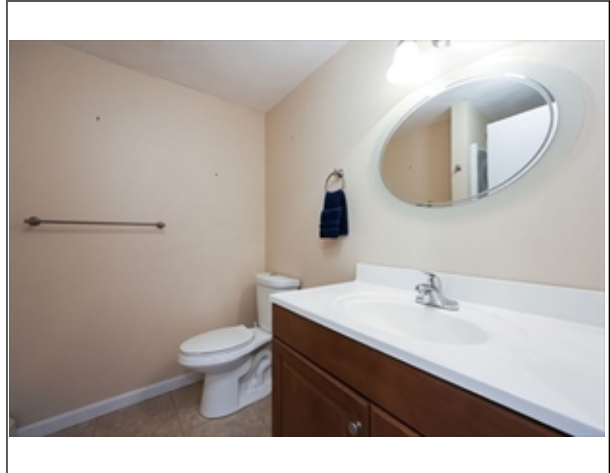
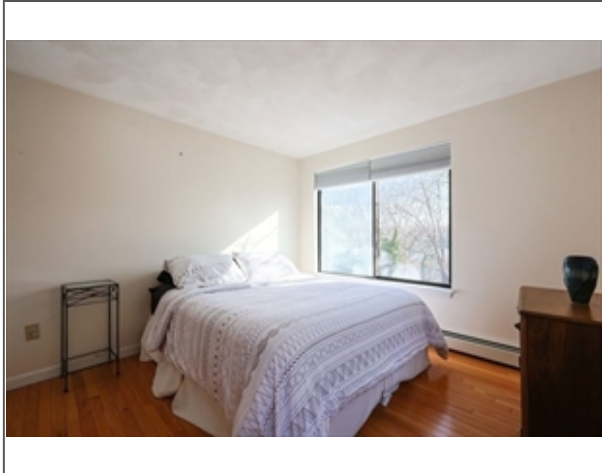
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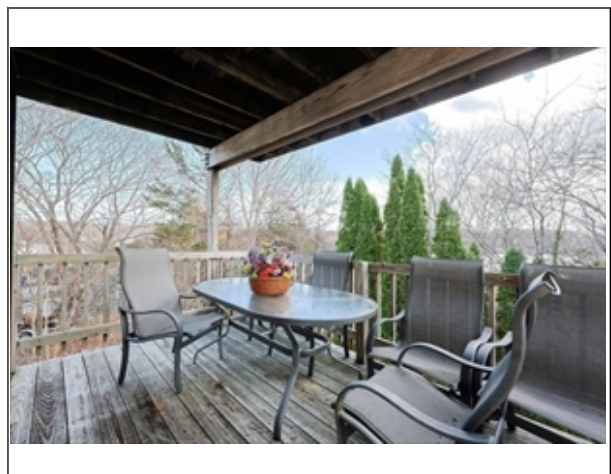
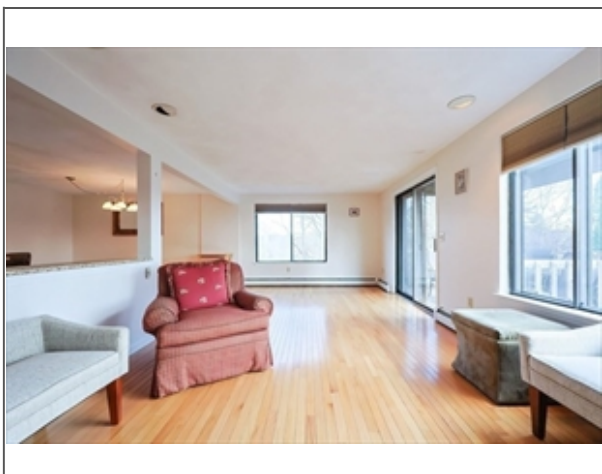
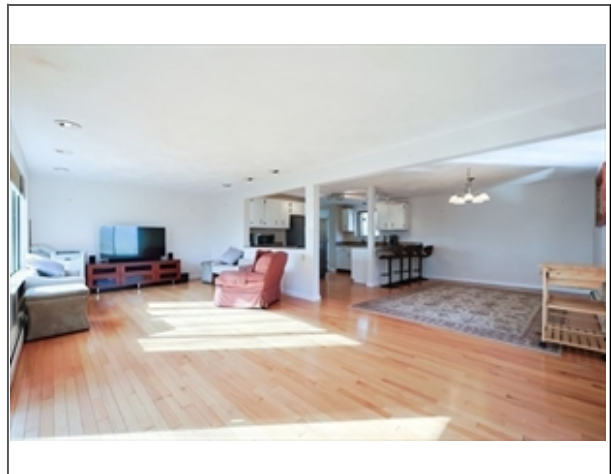
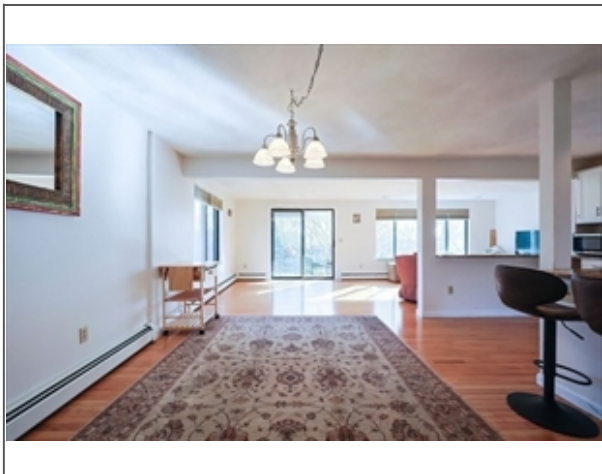
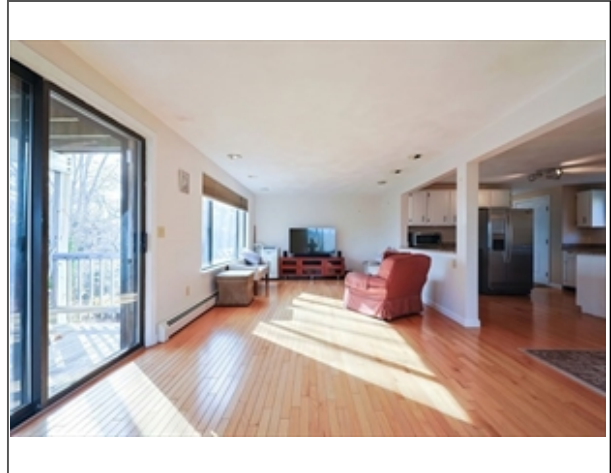
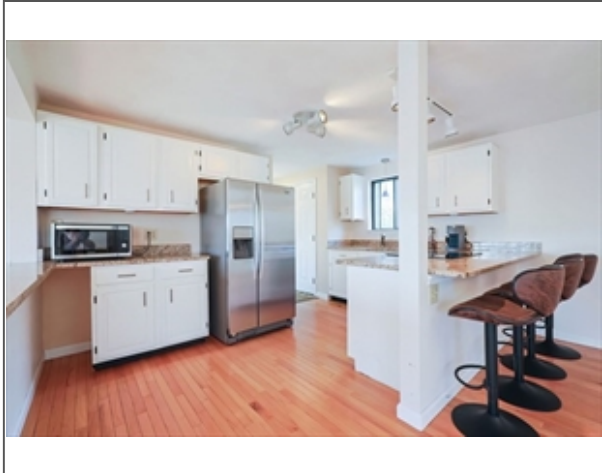
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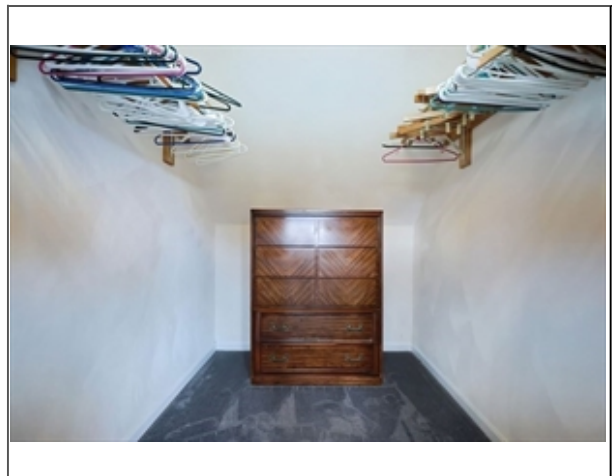
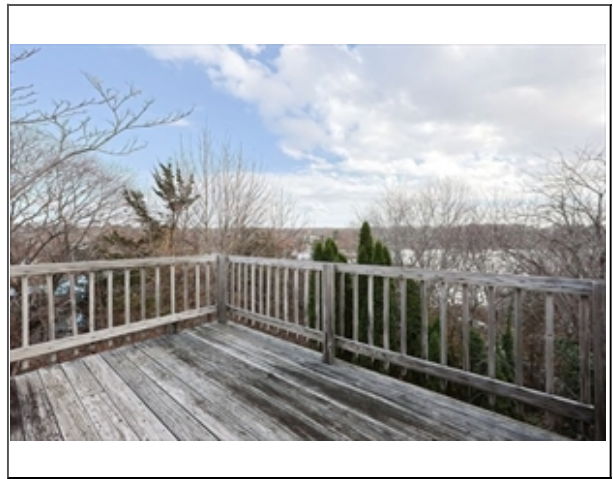
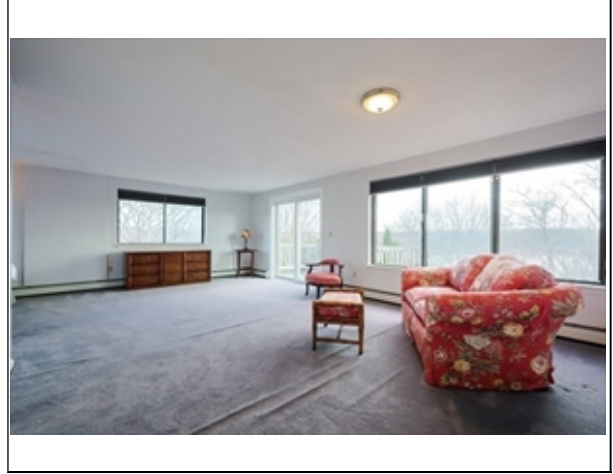
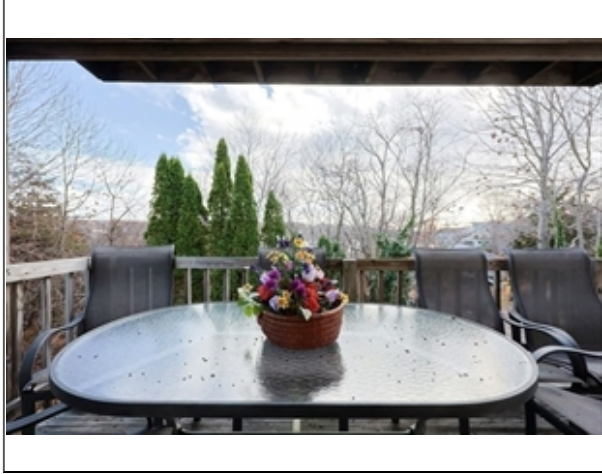
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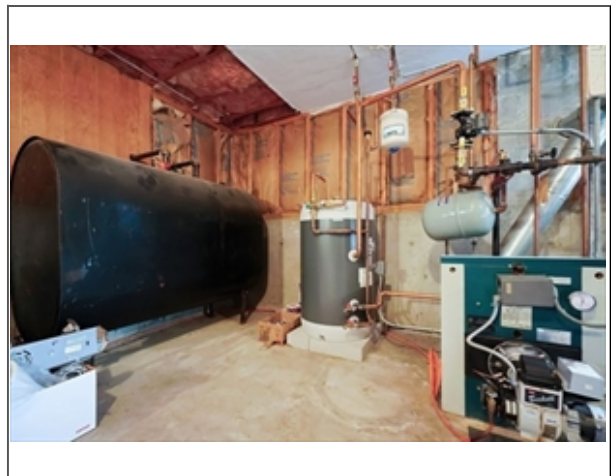
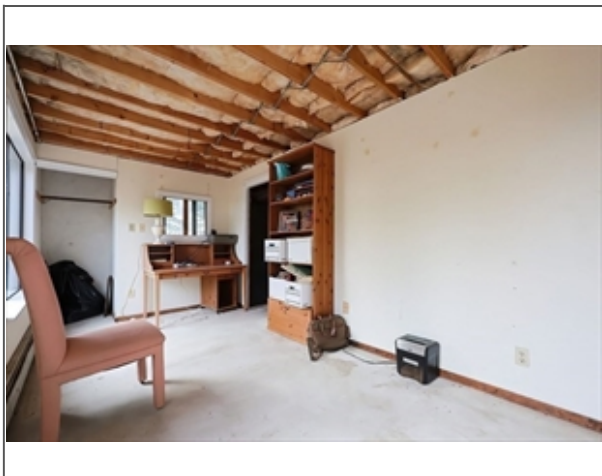
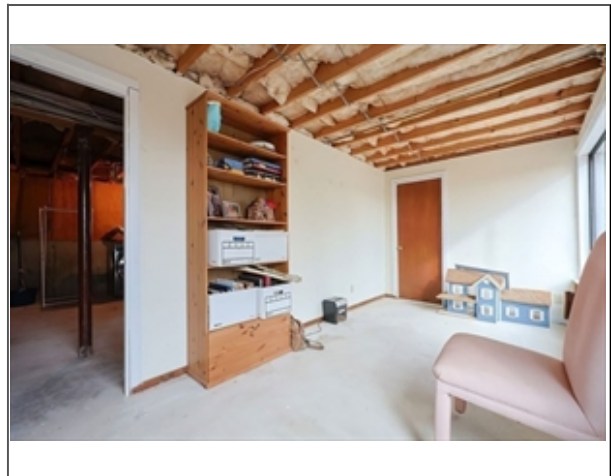
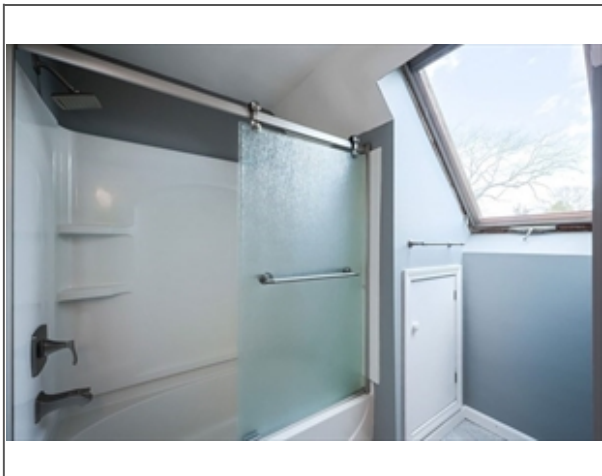
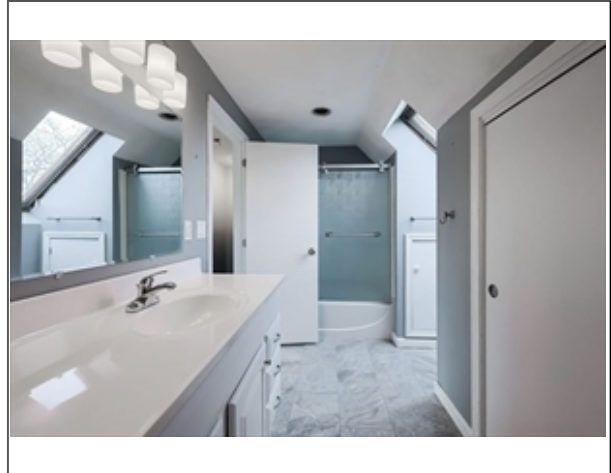
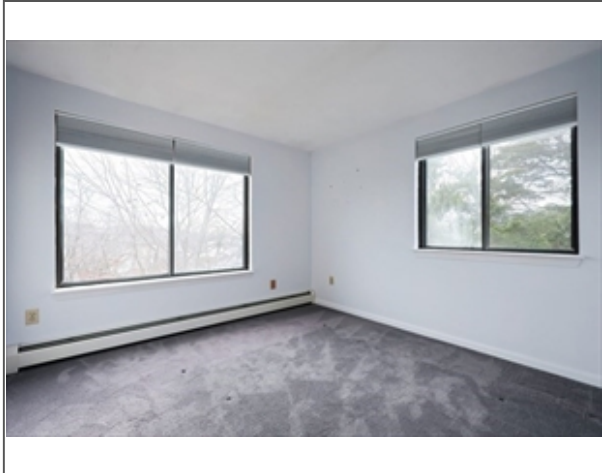
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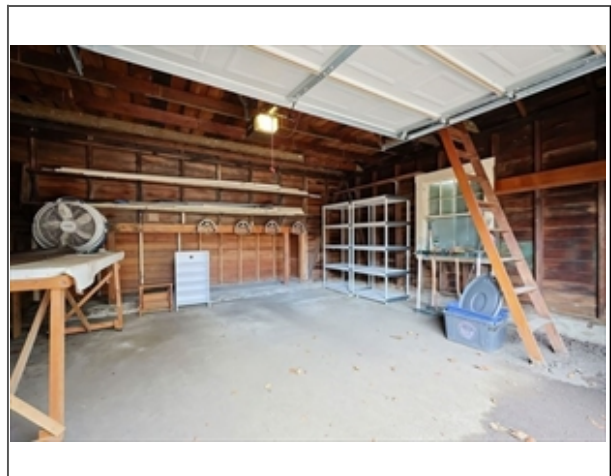
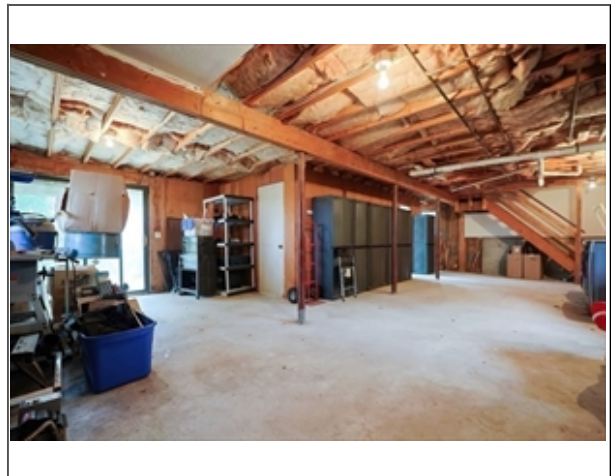
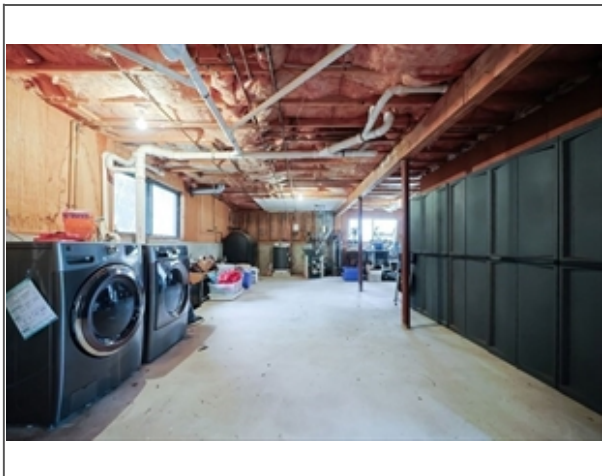
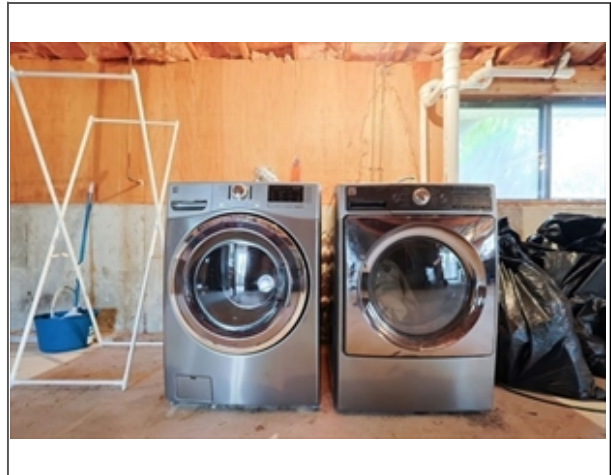
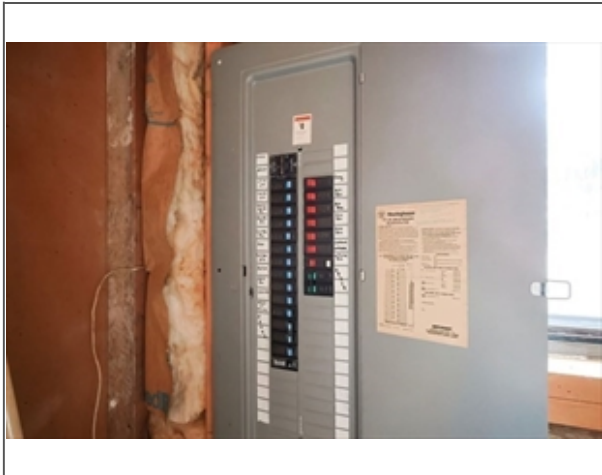
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