

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



MLS # 73398976 - Active
Single Family - Detached

53 Concord St
Gloucester, MA: West Gloucester,
01930

List Price: **\$724,000**

Essex County

Style: **Cape**

Total Rooms: **8**

Color: **Green**

Bedrooms: **3**

Grade School: **West Parish**

Bathrooms: **2f 1h**

Middle School: **O'Maley**

Main Bath: **No**

High School: **GHS**

Fireplaces: **0**

Approx. Acres: **0.48 (20,908 SqFt)**

Approx. Street Frontage:

Handicap Access/Features: **No**

Directions: **Use GPS**

Rare West Gloucester gem that checks lots of boxes. Only 2.7 miles to sandy Wingersheek Beach, this center-entrance Cape has a lush garden, mature landscaping and close to multiple options for commuting. Situated with easy highway access heading South and a straight shot into Gloucester to the North; the West Gloucester commuter rail station is 1 mile away. Inside, the living, dining rooms, and study have gleaming hardwood floors. The professionally-designed tiled kitchen, remodeled in 2021, offers quartz counters, top of the line smart refrigerator, gas range, and dishwasher. The pantry adds cupboard and counter space. Up the decorative staircase are 2 spacious bedrooms with skylights, storage and full bath with skylight. On the walk-out garden level is a laundry room, bonus room/den, full bath with shower, and bedroom – perfect as a guest or au pair suite, with it's own entrance. Plenty of closets-many cedar. Verdant yard with detached,workshop. Large deck. Songbirds abound!

Property Information

Approx. Living Area Total: **1,922 SqFt**

Living Area Includes Below-Grade SqFt: **No**

Living Area Source: **Owner**

Approx. Above Grade: **1,922 SqFt**

Approx. Below Grade:

Living Area Disclosures: **ground floor square footage not reflected on field card**

Heat Zones: **1 Central Heat, Forced Air, Oil, Electric**

Cool Zones: **0 None**

Parking Spaces: **5 Off-Street, Deeded, Paved Driveway**

Garage Spaces: **0**

Disclosures: **Property includes two lots. House has an easement to pass and reposs over adjacent driveways. Appliances included in sale: washer, dryer, gas stove, Bosch dishwasher, Samsung smart refrigerator. Agent related to sellers**

Power Production

Power Production Type:

Annual Power Production:

Power Production Install Year:

Power Production Capacity:

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14X11	Flooring - Wood, Main Level, Exterior Access, High Speed Internet Hookup, Wainscoting, Lighting - Overhead
Dining Room:	1	10X11	Closet/Cabinets - Custom Built, Flooring - Wood, Main Level, Exterior Access, High Speed Internet Hookup, Wainscoting, Lighting - Overhead
Kitchen:	1	14X11	Flooring - Stone/Ceramic Tile, Balcony / Deck, Pantry, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Main Level, Breakfast Bar / Nook, Cabinets - Upgraded, Deck - Exterior, Exterior Access, High Speed Internet Hookup, Remodeled, Gas Stove, Lighting - Overhead
Main Bedroom:	2	23X11	Skylight, Closet - Walk-in, Closet - Cedar, Closet, Flooring - Wall to Wall Carpet, Ceiling - Half-Vaulted
Bedroom 2:	2	23X10	Skylight, Closet - Cedar, Flooring - Wall to Wall Carpet, Ceiling - Half-Vaulted
Bedroom 3:	B		Ceiling Fan(s), Closet, Flooring - Stone/Ceramic Tile, Remodeled
Bath 1:	1	6X5	Bathroom - Half, Flooring - Stone/Ceramic Tile, Countertops - Upgraded, Wainscoting
Bath 2:	2	7X7	Bathroom - Full, Bathroom - With Tub & Shower, Skylight, Flooring - Vinyl
Bath 3:	B		Bathroom - Full, Bathroom - With Shower Stall, Flooring - Stone/Ceramic Tile, Lighting - Overhead
Laundry:	B		Closet, Flooring - Stone/Ceramic Tile, Recessed Lighting, Closet - Double
Den:	B		Closet - Linen, Flooring - Stone/Ceramic Tile, Lighting - Overhead, Closet - Double

Study:	1	Closet - Cedar, Closet, Closet/Cabinets - Custom Built, Flooring - Wood, Wainscoting, Lighting - Overhead
Other:	1	Flooring - Vinyl, Pantry, Countertops - Upgraded

Features

Appliances: **Range, Dishwasher, Refrigerator, Washer, Dryer, Vent Hood**
Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Medical Facility, Conservation Area, Highway Access, House of Worship, Public School, T-Station**
Basement: **Yes Full, Finished, Walk Out, Interior Access, Exterior Access**
Beach: **Yes Ocean, Access**
Beach Ownership: **Public**
Construction: **Frame**
Electric: **220 Volts, Circuit Breakers**
Energy Features: **Insulated Windows, Insulated Doors**
Exterior: **Shingles**
Exterior Features: **Deck - Wood, Covered Patio/Deck, Gutters, Storage Shed, Decorative Lighting, Screens, Fenced Yard, Garden Area**
Flooring: **Wood, Plywood, Tile, Wall to Wall Carpet, Vinyl / VCT, Parquet**
Foundation Size: **24x30**
Foundation Description: **Concrete Block, Fieldstone**
Hot Water: **Propane Gas**
Insulation: **Partial, Mixed**
Interior Features: **Cable Available, Internet Available - Broadband**
Lot Description: **Wooded, Paved Drive, Easements, Fenced/Enclosed, Sloping**
Road Type: **Public**
Roof Material: **Asphalt/Fiberglass Shingles, Rubber**
Sewer Utilities: **Inspection Required for Sale, Private Sewerage - Title 5: Passed**
Utility Connections: **for Gas Range, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**



Other Property Info

Adult Community: **No**
Disclosure Declaration: **Yes**
Exclusions:
Facing Direction: **West**
Green Certified: **No**
Home Own Assn: **No**
Lead Paint: **Unknown**
UFFI: **Unknown** Warranty Features: **No**
Year Built: **1946** Source: **Public Record**
Year Built Description: **Actual**
Year Round: **Yes**
Short Sale w/Lndr. App. Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **22980 & 23490**
Assessed: **\$565,000**
Tax: **\$5,535** Tax Year: **2025**
Book: **23932** Page: **561**
Cert:
Zoning Code: **r-20**
Map: **228** Block: **80** Lot:

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**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Additional parking in the Thomson Street parking area.**

Firm Remarks

Lower living level has tiled floors. Passed Title V. Many new windows but not all. Most doors are insulate, Tompson Street Greenbelt diagonally across the street great for hiking, dog walking, etc.

Market Information

Listing Date: 7/10/2025	Listing Market Time: MLS# has been on for 60 day(s)
Days on Market: Property has been on the market for a total of 60 day(s)	Office Market Time: Office has listed this property for 60 day(s)
Expiration Date: 10/31/2025	Cash Paid for Upgrades:
Original Price: \$735,000	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

*****This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.*****

i Your actual rate, payment, and costs could be higher. Get an official Loan Estimate before choosing a loan.

Accurate Live Rate Estimates						Personalize Your Mortgage Click on the calculate button below to enter your offer price and down payment:
KEY INFO	30 Year Fixed	15 Year Fixed	30 Year Fixed FHA	VA	Conv 5/6 ARM	
Down Payment:	\$144,800	\$144,800	\$25,340 ^{^*}	\$0 ^{^**}	\$144,800	
Mortgage Paymt:	\$3,709	\$4,849	\$4,435	\$4,494	\$3,661	
Rate:	6.625%	5.875%	6.375%	6.125%	6.500%	
APR:	6.705%	5.955%	6.455%	6.205%	6.580%	
Taxes:	\$461	\$461	\$461	\$461	\$461	
Ins./HOA Dues:	\$181	\$181	\$181	\$181	\$181	
PMI:	\$0	\$0	\$326	\$0	\$0	
Mo. Payment:	\$4,351	\$5,491	\$5,403^{^*}	\$5,136^{^**}	\$4,303	

CALCULATE

Asking Price of **\$724,000** with a Down Payment of **20.0%** and a Loan Amount of **\$579,200**. ^{^*}FHA loans allow for a 3.5% Down Payment. ^{^**}VA loans allow for a 0.0% Down Payment. ARM loan payment & interest rates will change during term. Click **Key Info** for required disclosure. Ins. = Home Owners Insurance Click here for relationship disclosure.

Market History for 53 Concord St, Gloucester, MA: West Gloucester, 01930

MLS #	Date			DOM	DTO	Price
73398976	7/1/2025	Listed as Coming Soon for \$735,000	Carole Sharoff			\$735,000
NEW	7/10/2025	Status Changed to: New	System		0	
	8/17/2025	Price Changed to: \$724,000	Carole Sharoff	38		\$724,000
Market History for AVH Realty (C95214)				60		
Market History for this property				60		

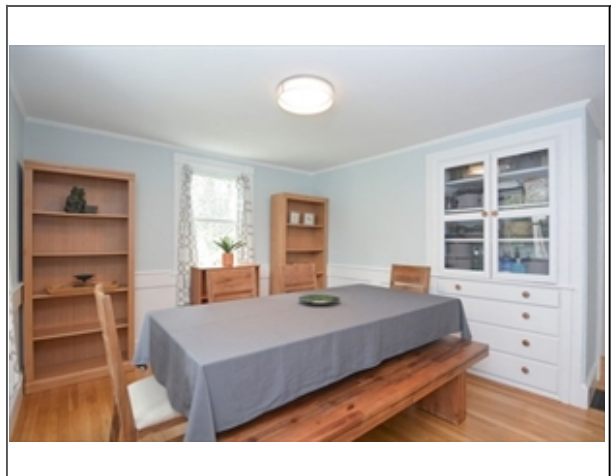
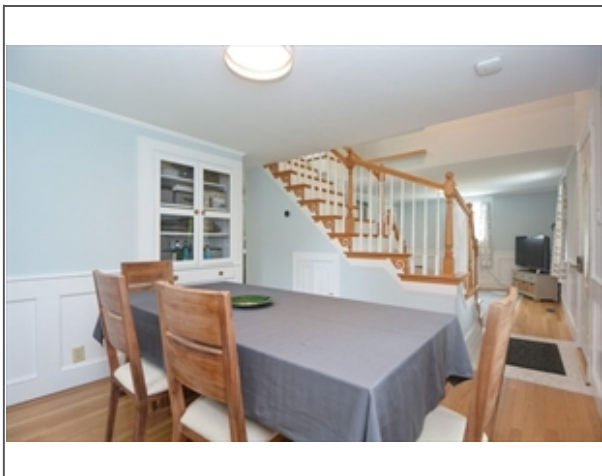
Price History for 73398976
53 Concord St, Gloucester, MA: West Gloucester, 01930

Date		Amount	%	DOM to PCG	DOM of PCG
07/10/2025	Listed for \$735,000				
08/17/2025	Price Changed to: \$724,000	\$-11,000	1.50%	38	38
					Listing DOM: 60
					Property DOM: 60

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

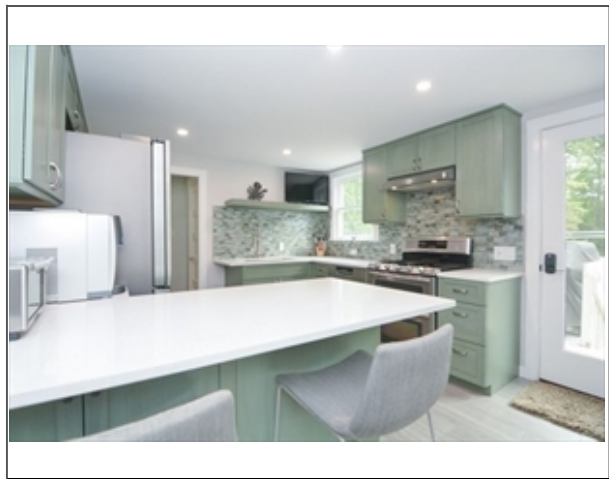
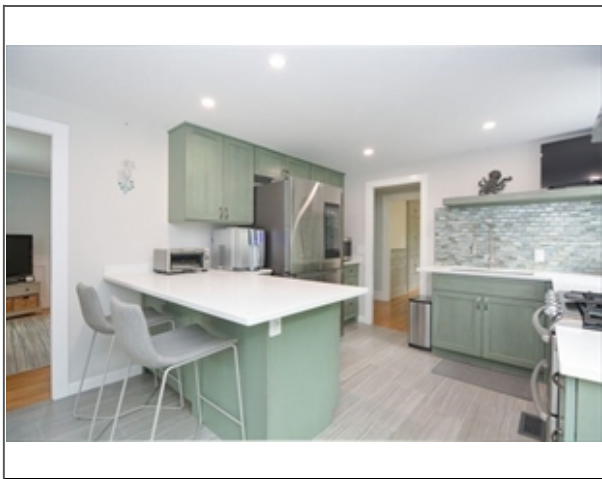
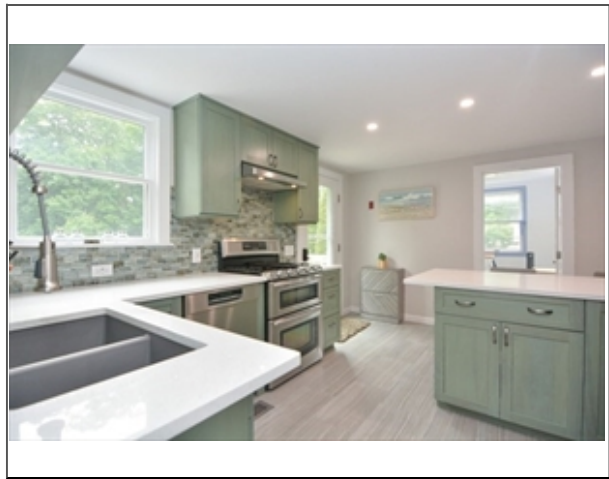
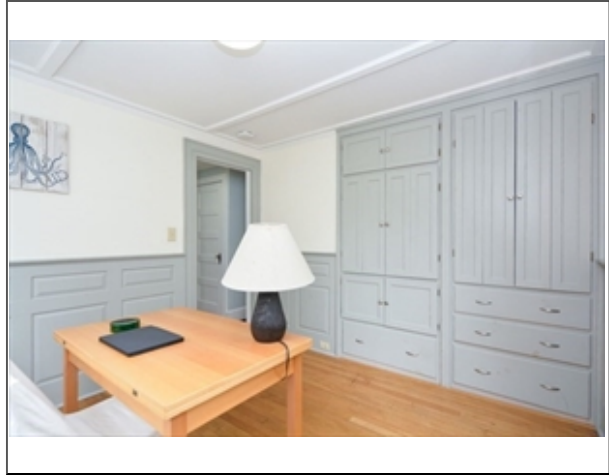
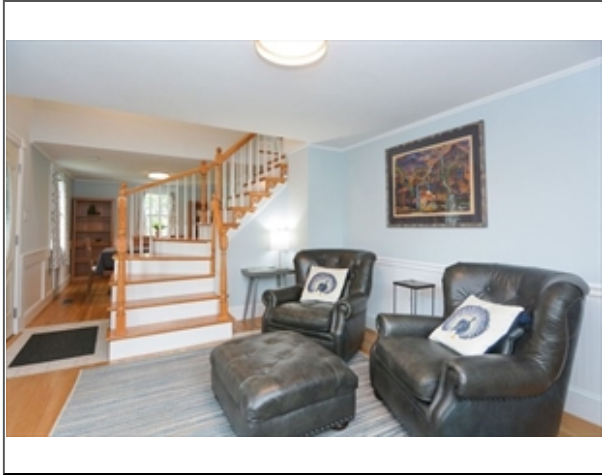
MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

Single Family - Detached
List Price: \$724,000



MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

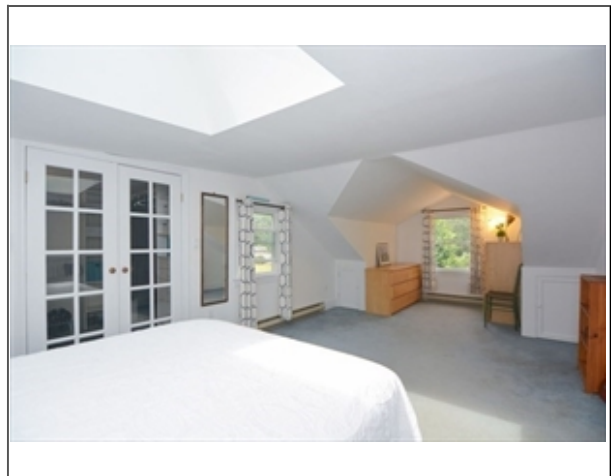
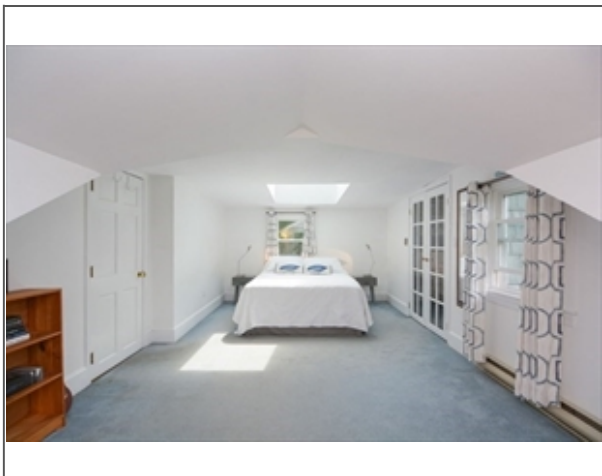
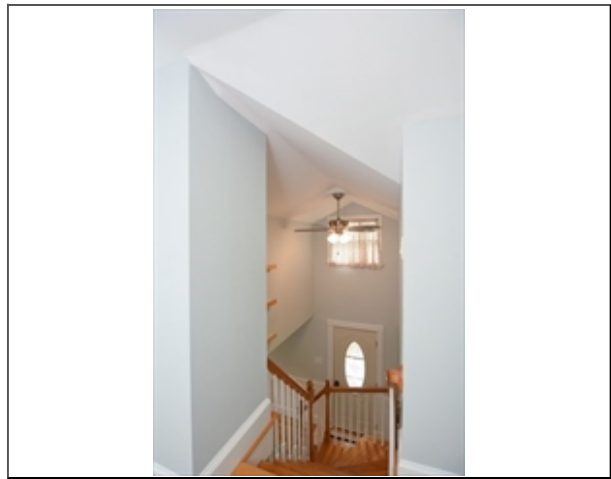
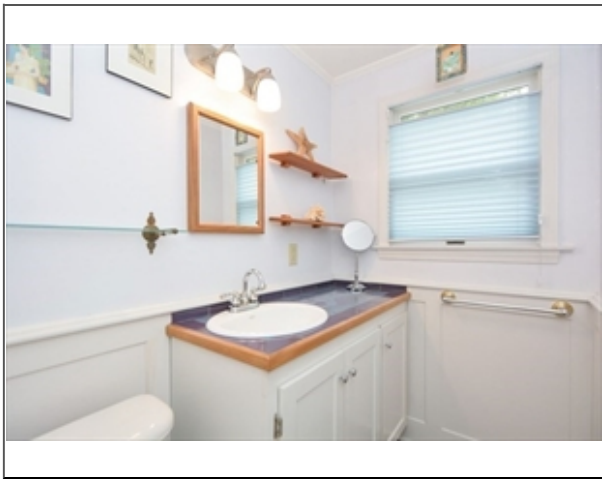
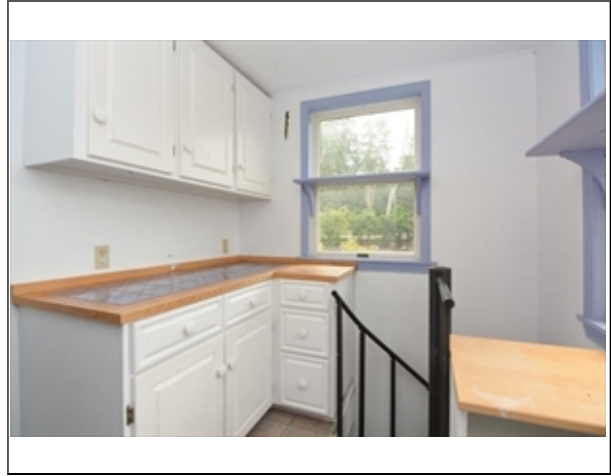
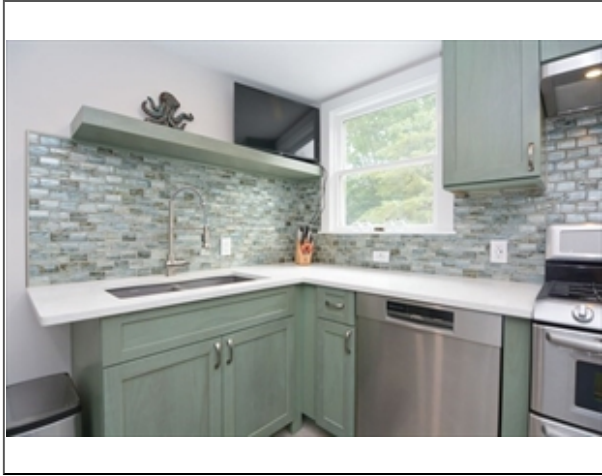
Single Family - Detached
List Price: \$724,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

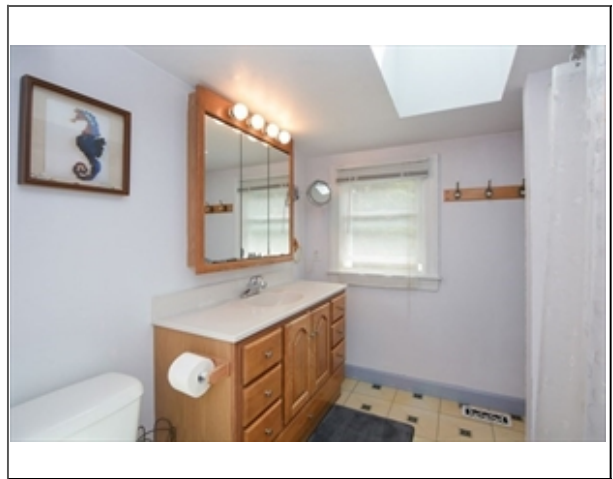
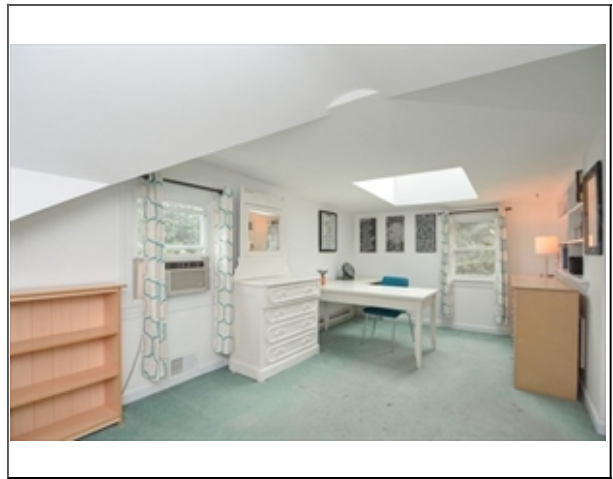
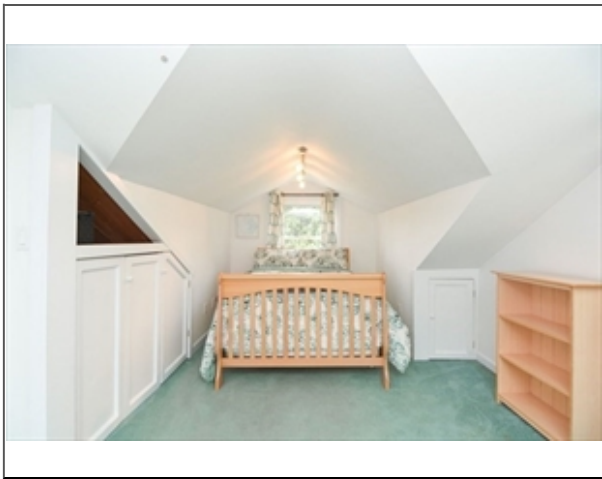
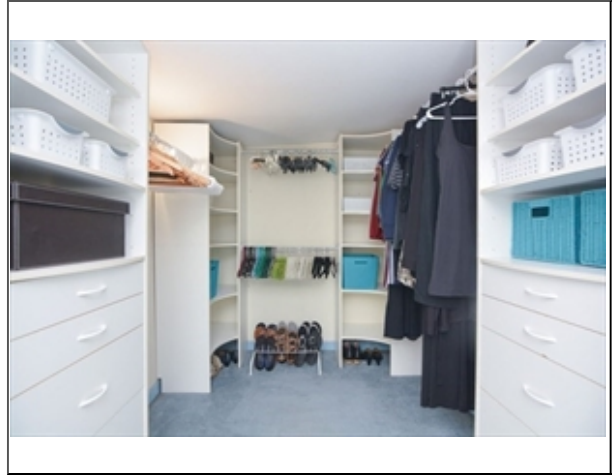
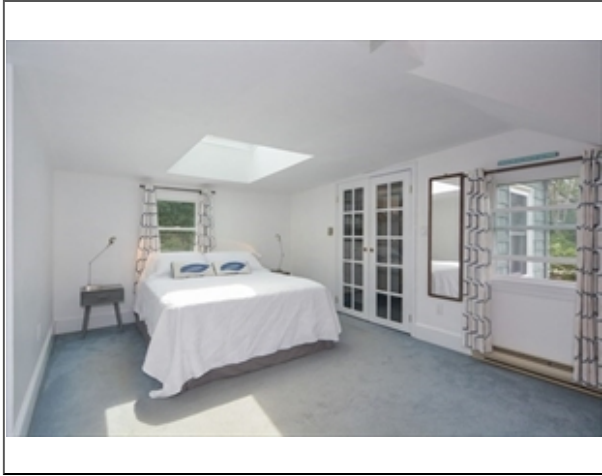
MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

Single Family - Detached
List Price: \$724,000



MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

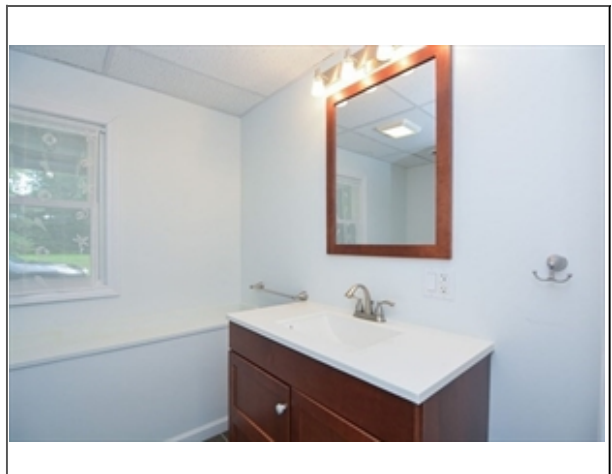
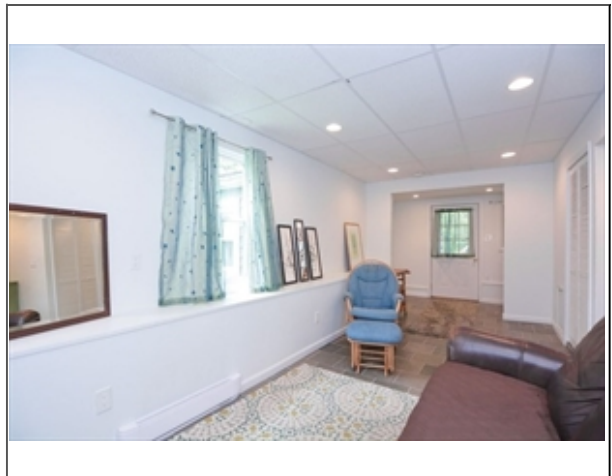
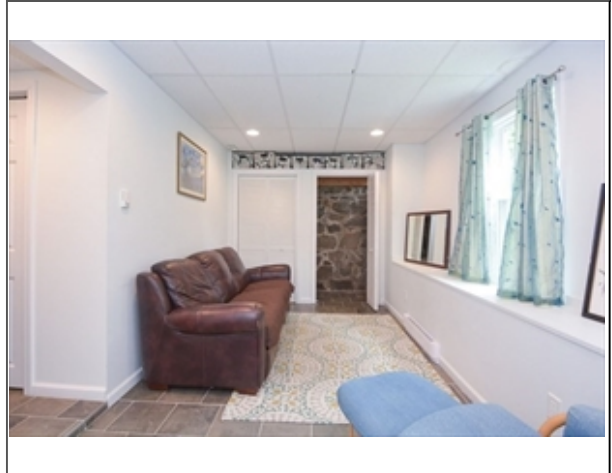
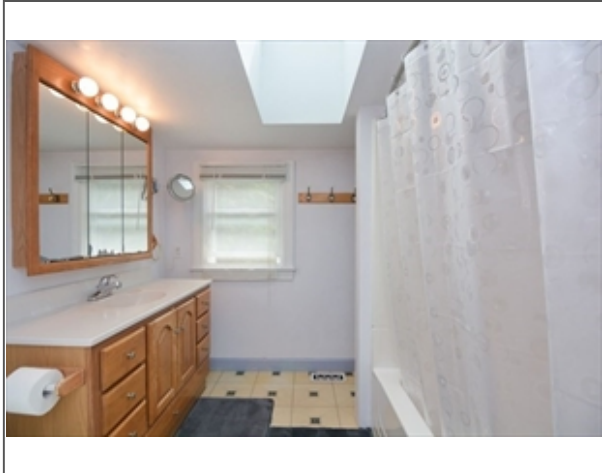
Single Family - Detached
List Price: \$724,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

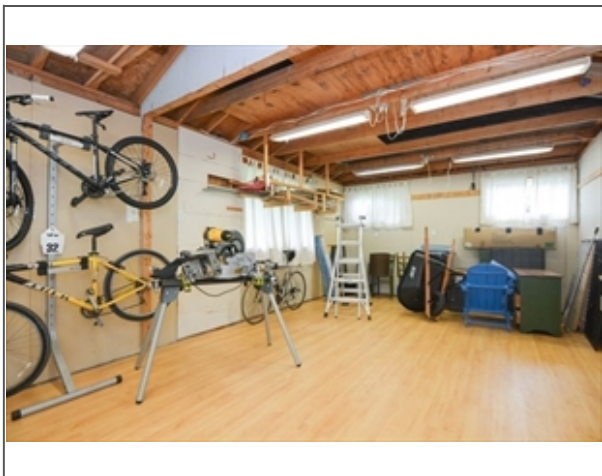
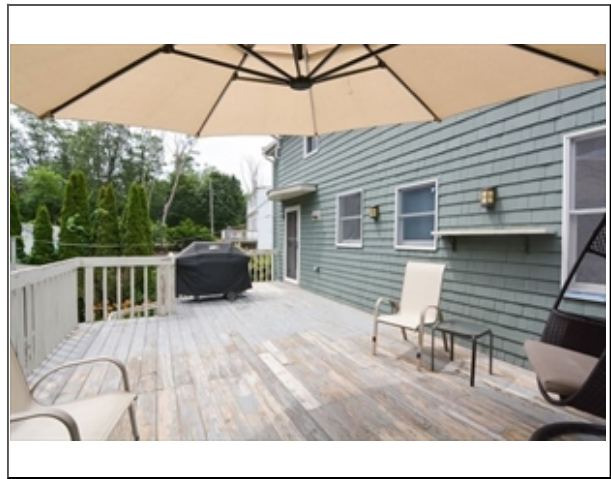
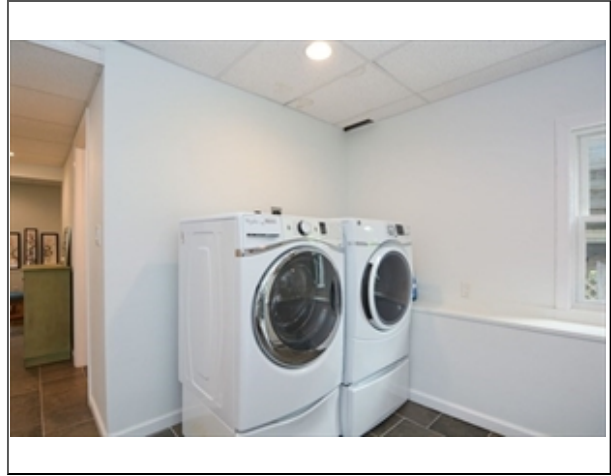
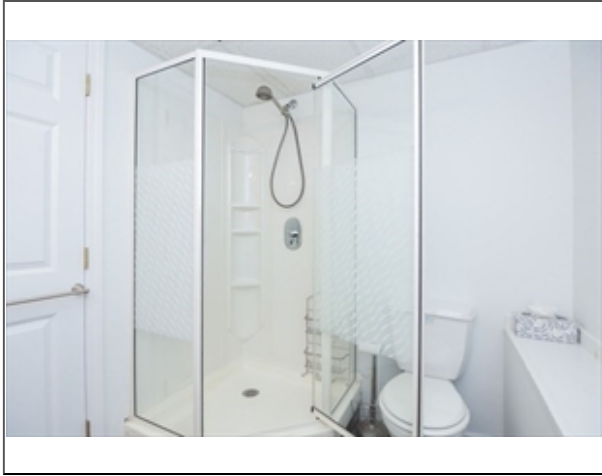
Single Family - Detached
List Price: \$724,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.

MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

Single Family - Detached
List Price: \$724,000



MLS # 73398976 - Active
53 Concord St, Gloucester, MA: West Gloucester, 01930

Single Family - Detached
List Price: \$724,000



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2025 MLS Property Information Network, Inc.