

Single Family - Detached



**15 Fairview Ave
Methuen, MA 01844-5501
Essex County**

List Price: **\$540,000**

Style: **Ranch**
Color: **Gray**
Grade School: **Timony**
Middle School: **Timony**
High School: **MHS**
Approx. Acres: **0.31 (13,634 SqFt)**
Handicap Access/Features: **Unknown**
Directions: **Merrimack St, to W Ayer St, to Fairview Ave**

Total Rooms: **8**
Bedrooms: **2**
Bathrooms: **1f 1h**
Main Bath: **No**
Fireplaces: **1**
Approx. Street Frontage:



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Enjoy pride of ownership in this meticulously maintained, move-in ready Ranch. Located on a quiet dead-end street, the property features 8 rooms, 2+ BRs, 1.5 baths and a finished LL. The main level features an open-concept kitchen, LR, DR, and a family room with a cozy wood-burning fireplace. There's also a 1/2 bath and plenty of natural light throughout. The one-car garage is accessible directly from the family room. The kitchen includes granite countertops, a tiled backsplash, a center island, and SS appliances. Also on this level are 2 BRs and a full bath w/linen closet. LL provides a flexible space for a playroom, BR, office, along w/a bonus kitchen area, storage room, and walkout access to the backyard. Enjoy the large patio and privacy of the fenced-in yard, perfect for entertaining. Other features include newer vinyl siding/windows, HW floors, gas heat/cooking, a storage shed, and many recent updates. Great commuter location near Route 495, schools, restaurants, shops!

Property Information

Approx. Living Area Total: **2,056 SqFt**

Living Area Includes Below-Grade SqFt: **Yes**

Living Area Source: **Measured**

Approx. Above Grade: **1,226 SqFt**

Approx. Below Grade: **830 SqFt**

Living Area Disclosures: **Basement is finished; Bonus Room/In Law Type Space and other room is used as a bedroom.**

Heat Zones: **4 Forced Air, Radiant, Gas**

Cool Zones: **0 None**

Parking Spaces: **2 Off-Street, Paved Driveway, On Street Without Permit**

Garage Spaces: **1 Attached**

Disclosures: **In-law potential in LL w/partial kitchen in LL, bedroom and exterior walk out access. Additional storage area outside under the family room. Updates - Kitchen & Boiler 2010, Water Heater 2012, Patio 2022, Windows/Gutters 2023, Siding & 1/2 bath 2024**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	14'4"X16'5"	Flooring - Hardwood, Main Level, Exterior Access
Dining Room:	1	9'4"X12'10"	Flooring - Hardwood, Main Level, Lighting - Overhead
Family Room:	1	11'X20'7"	Fireplace, Wood / Coal / Pellet Stove, Closet - Walk-in, Flooring - Hardwood, Window(s) - Picture, Main Level, Cable Hookup, Exterior Access, Recessed Lighting, Beadboard
Kitchen:	1	13'9"X10'1"	Flooring - Hardwood, Countertops - Stone/Granite/Solid, Main Level, Kitchen Island, Recessed Lighting, Stainless Steel Appliances, Lighting - Pendant
Main Bedroom:	1	11X12'10"	Flooring - Hardwood, Main Level, Lighting - Overhead, Closet - Double
Bedroom 2:	1	11'3"X11'1"	Flooring - Hardwood, Main Level, Lighting - Overhead
Bedroom 3:	B	11'3"X15'9"	Closet, Flooring - Vinyl, Exterior Access, Recessed Lighting
Bath 1:	1	6'1"X9'10"	Bathroom - Full, Bathroom - With Tub & Shower, Closet - Linen, Flooring - Stone/Ceramic Tile, Main Level, Lighting - Sconce, Lighting - Overhead, Pedestal Sink
Bath 2:	1	3'6"X10"	Bathroom - 1/4, Flooring - Vinyl, Countertops - Stone/Granite/Solid, Lighting - Overhead, Beadboard
Bonus Room:	B	26'9"X25'3"	Closet, Flooring - Vinyl, Wet bar, Cable Hookup, Dryer Hookup - Electric, Exterior Access, Recessed Lighting, Washer Hookup

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**

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

Basement: **Yes Full, Finished, Walk Out, Interior Access, Concrete Floor, Exterior Access**

Beach: **No**

Construction: **Frame**

Electric: **Circuit Breakers, 100 Amps**

Energy Features: **Insulated Windows, Storm Windows, Prog. Thermostat**

Exterior: **Vinyl**

Exterior Features: **Patio, Gutters, Storage Shed, Fenced Yard**

Flooring: **Tile, Vinyl, Wall to Wall Carpet, Hardwood**

Other Property Info

Disclosure Declaration: **No**

Exclusions:

Green Certified: **Unknown**

Home Own Assn: **No**

Lead Paint: **Unknown**

UFFI: Warranty Features: **No**

Year Built: **1963** Source: **Public Record**

Year Built Description: **Actual**

Year Round:

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

Foundation Size: **36 x 28**
Foundation Description: **Poured Concrete**
Hot Water: **Natural Gas, Tank**
Insulation: **Full, Fiberglass**
Interior Features: **Cable Available, Whole House Fan, Internet Available - Unknown**
Lot Description: **Paved Drive, Fenced/Enclosed, Level**
Road Type: **Public, Paved, Publicly Maint., Dead End**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Terms: **Contract for Deed**
Utility Connections: **for Gas Oven, for Electric Dryer, Washer Hookup**
Water Utilities: **City/Town Water**
Waterfront: **No**
Water View: **No**

Lender Owned: **No**

Tax Information

Pin #:
Assessed: **\$405,200**
Tax: **\$4,741** Tax Year: **2024**
Book: **4398** Page: **69**
Cert:
Zoning Code: **RD**
Map: **01012** Block: **00108** Lot:
00141C

Firm Remarks

**~GAS Monthly (Summers: \$35/Winter: \$300-\$400)~; ~ELECTRIC (Summer/Winter \$150-\$200)~; ~WATER Quarterly \$65-\$75~
Measurements/Floor Plans for Marketing Purposes. Please refer to the additional attached sheet or visit the property website
<https://15fairviewave.com/> for details on updates/features. Offer Instructions attached in MLS & Website. Seller is offering a buyer
agent commission.**

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