



37 LIVINGSTONE AVE.

37 LIVINGSTONE AVE, BEVERLY, MA 01915

\$820,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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01915

Nestled at 37 Livingstone Ave. in the sought after coastal community of Beverly, this charming cottage-style home represents an opportunity to own a piece of classic American architecture. Built in 1922, this spacious 5 BR, 3BA home offers a unique blend of vintage character & comfortable living spaces. Thoughtful planning & attention to detail went into renovating this quality home during sellers 26 yrs of ownership. Welcoming 4-season sunporch invites you into the open living & dining rm that flows into the well-appointed kitchen w/ painted green cabinetry, new SS apps, & coffee station. Flexible floor plan w/ primary & 2nd BR on the main level w/ full BA.

Cooling: No A/C,
Garage Count: 1 Car Garage,
Heating Type: Baseboard,
Location: Ocean Front,
Sewer: Public,
Water: City Water

\$820,000



3 BR's & study/art rm on 2nd fl w/ full BA. HW throughout majority. Finished walk-out lower-level includes a home office, cozy family rm w/ wood stove, laundry rm, full BA, heated work-shop & 1-car garage. New Gas Boiler! Fenced-in backyard w/ a stone patio, 4-garden beds & shed. Close to Obear Park, Ayer Elem. & Commuter Rail! Bedroom 14.6 Feet x 11.5 Feet (11.5ft x 14.6ft) Bedroom 12.9 Feet x 12.9 Feet (12.9ft x 12.9ft) Bedroom 12.9 Feet x 12.9 Feet (12.9ft x 12.9ft) Dining Room 16.1 Feet x 11.7 Feet (11.7ft x 16.1ft) Family Room 16.6 Feet x 21.1 Feet (21.1ft x 16.6ft) Kitchen 15.6 Feet x 11.7 Feet (11.7ft x 15.6ft) Living Room 14.6 Feet x 11.5 Feet (11.5ft x 14.6ft) Master Bedroom 12.3 Feet x 11.7 Feet (11.7ft x 12.3ft) Office 11 Feet x 10.4 Feet (10.4ft x 11.0ft)



