



MLS # 73123949 - New Single Family - Detached

8 Sevilla Rd
Andover, MA 01810
Essex County
Style: Colonial
Color: Creme
Grade School: High Plain
Middle School: Wood Hill
High School: AHS
Approx. Acres: 0.68 (29,804 SqFt)
Handicap Access/Features:
Directions: Pleasant St to Sevilla Rd

List Price: \$859,000
Total Rooms: 8
Bedrooms: 4
Bathrooms: 2f 1h
Main Bath: No
Fireplaces: 1
Approx. Street Frontage: 110 Ft.

Remarks

Introducing a stunning Andover colonial home nestled on a private lot in a cul-de-sac, conveniently located in the highly sought-after High Plain School district. This remarkable residence showcases a spacious living room extending from the front to the back, freshly sanded hardwood floors, and a contemporary kitchen with new stainless-steel appliances that seamlessly connects to a captivating three-season sunroom. From the sunroom, you can enjoy the serene backyard and brick patio, offering breathtaking views of the surrounding woods. Furthermore, the property boasts a cozy family room with a fireplace and a lower-level playroom. On the upper level, you will find four generously sized bedrooms with ample closet space and two full bathrooms. Don't miss this excellent opportunity to own a high-quality home in a desirable neighborhood! Buyer/buyers agent should verify all information here-in.

Property Information

Approx. Living Area Total: 2,621 SqFt Living Area Includes Below-Grade SqFt: Yes Living Area Source: Public Record
Approx. Above Grade: 2,100 SqFt Approx. Below Grade: 521 SqFt
Living Area Disclosures: Includes 521 sqft in the finished basement. Sunroom is 3 season and its 212 sqft is not included.

Heat Zones: 9 Electric Baseboard Cool Zones: 1 Central Air, None
Parking Spaces: 4 Off-Street Garage Spaces: 2 Attached, Garage Door Opener
Disclosures: Owner is a licensed Real Estate agent and is member of Listing Brokerage.

Room Levels, Dimensions and Features

| Room | Level | Size | Features |
|---------------|-------|-------|---|
| Living Room: | 1 | 11X24 | Flooring - Hardwood |
| Dining Room: | 1 | 11X13 | Flooring - Hardwood |
| Family Room: | 1 | 12X24 | Fireplace, Flooring - Hardwood |
| Kitchen: | 1 | 12X18 | Flooring - Stone/Ceramic Tile |
| Main Bedroom: | 2 | 12X13 | Flooring - Hardwood |
| Bedroom 2: | 2 | 13X13 | Flooring - Hardwood |
| Bedroom 3: | 2 | 12X12 | Flooring - Hardwood |
| Bedroom 4: | 2 | 11X11 | Flooring - Hardwood |
| Bath 1: | 1 | 5X8 | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Bath 2: | 2 | 7X8 | Bathroom - Full, Flooring - Stone/Ceramic Tile |
| Bath 3: | 2 | 5X6 | Bathroom - 3/4, Flooring - Stone/Ceramic Tile |
| Laundry: | B | | - |
| Game Room: | B | 24X23 | Flooring - Wall to Wall Carpet, Lighting - Overhead |

Features

Appliances: Range, Dishwasher, Disposal, Refrigerator, Dryer - ENERGY STAR, Washer - ENERGY STAR, Vent Hood
Area Amenities: Walk/Jog Trails, Bike Path, Highway Access, House of Worship, Private School, Public School, T-Station
Basement: Yes Full, Partially Finished
Beach: No
Construction: Frame
Electric: Circuit Breakers, 200 Amps
Energy Features: Insulated Windows
Exterior: Vinyl
Exterior Features: Porch, Porch - Enclosed, Patio, Sprinkler System, ET Irrigation Controller
Flooring: Wood, Tile
Foundation Size:
Foundation Description: Poured Concrete
Hot Water: Electric, Tank
Insulation: Full, Fiberglass
Interior Features: Cable Available, Internet Available - Unknown
Lot Description: Wooded, Paved Drive, Easements, Gentle Slope
Road Type: Public, Publicly Maint., Sidewalk
Roof Material: Asphalt/Fiberglass Shingles
Sewer Utilities: Private Sewerage - Title 5: Pass
Utility Connections: for Electric 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:
Green Certified: Unknown
Home Own Assn: No
Lead Paint: Unknown
UFFI: Unknown Warranty Features: No
Year Built: 1977 Source: Public Record
Year Built Description: Actual
Year Round: Yes
Short Sale w/Lndr. App. Req: No
Lender Owned: No

Tax Information

Pin #: M:00225 B:00010 L:00000
Assessed: \$743,200
Tax: \$10,152 Tax Year: 2023
Book: 10201 Page: 156
Cert: 17555
Zoning Code: SRC
Map: Block: Lot:

Compensation

Sub-Agent: Not Offered Buyer Agent: 2.5
Facilitator: 2.5
Compensation Based On: Net Sale Price

Office/Agent Information

Listing Office: MARG Homes LLC (781) 929-4272
Listing Agent: Bonus Varghese Thopurathu (781) 929-4272
Team Member(s): Bonus Varghese Thopurathu (781) 929-4272
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: Lock Box, Accompanied Showings, Schedule with ShowingTime or Call 888-627-2775
Showing: Facilitator: Lock Box, Accompanied Showings, Schedule with ShowingTime or Call 888-627-2775
Special Showing Instructions: Showing starts with OH on Friday June 16 at 4:30 PM.

Firm Remarks

Please email complete offer package in 1 PDF including signed agency disclosure, lead paint disclosure, sellers RE info stmt, pre-approval & copy of check to: bonus@marghomes.com. Any and all offers to be reviewed Monday, June 19 at 4 PM.

Market Information

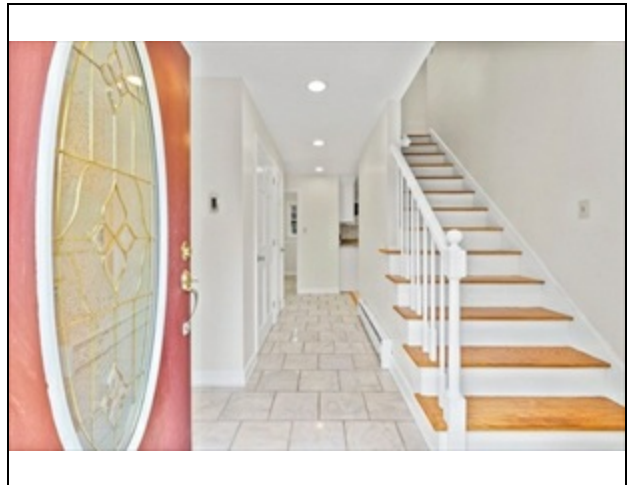
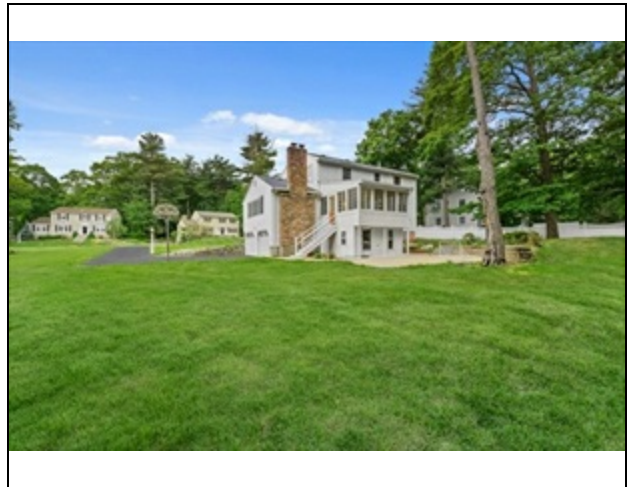
Listing Date: 6/13/2023 Listing Market Time: MLS# has been on for 1 day(s)
Days on Market: Property has been on the market for a total of 1 day(s) Office Market Time: Office has listed this property for 1 day(s)
Expiration Date: Cash Paid for Upgrades:
Original Price: \$859,000 Seller Concessions at Closing:
Off Market Date:
Sale Date:

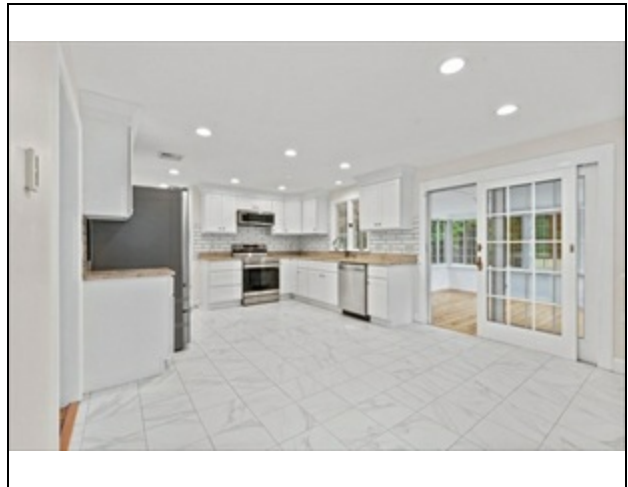
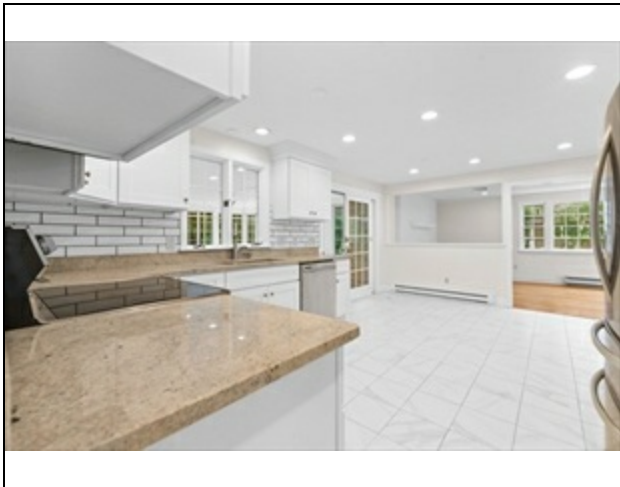
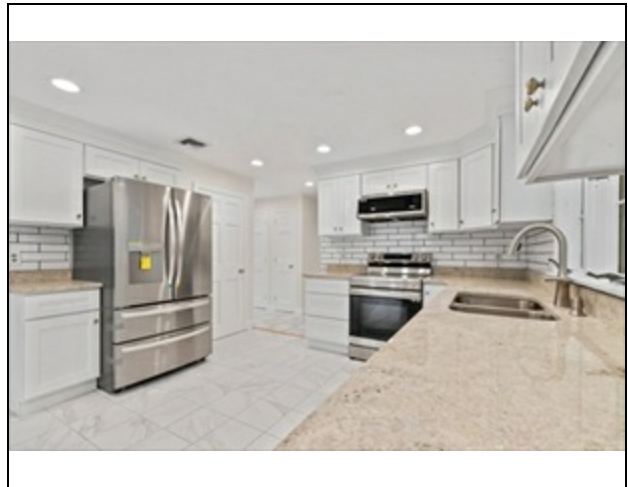
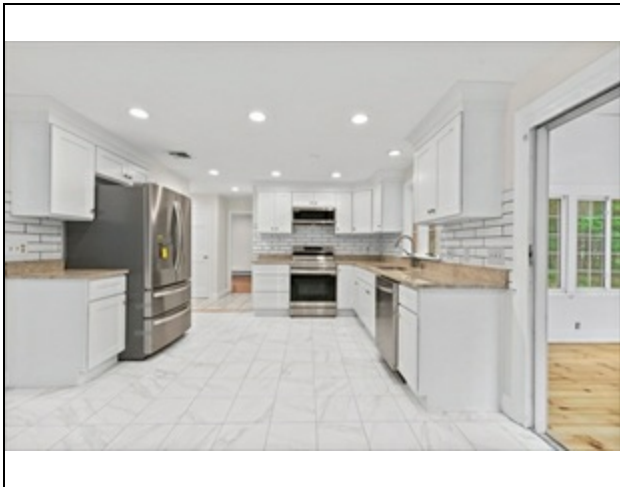
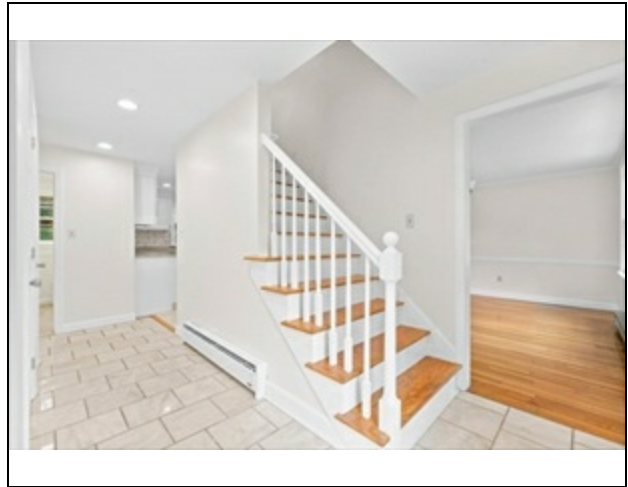
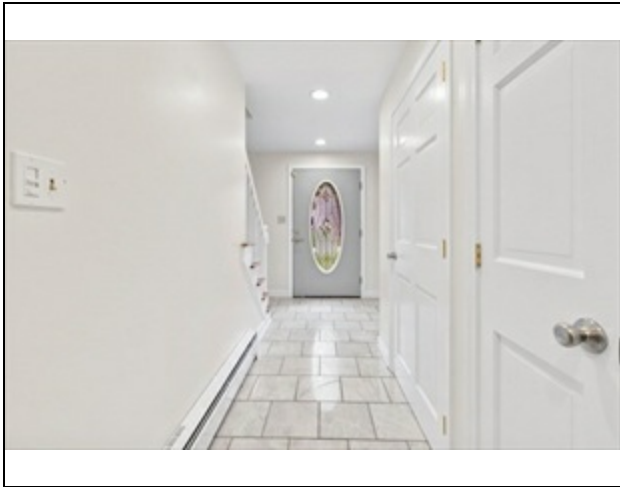
Market History for 8 Sevilla Rd, Andover, MA 01810

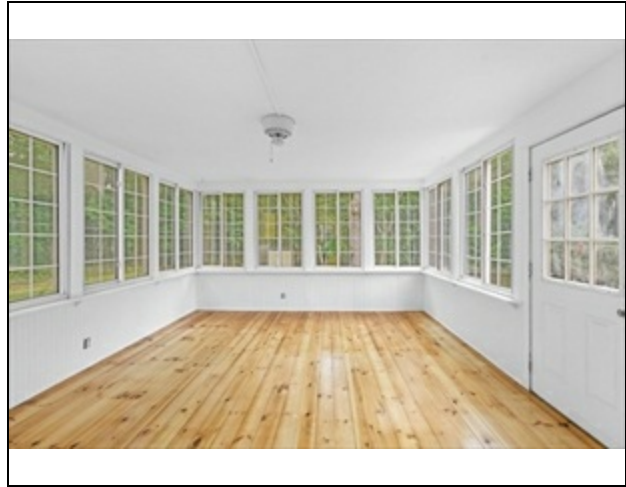
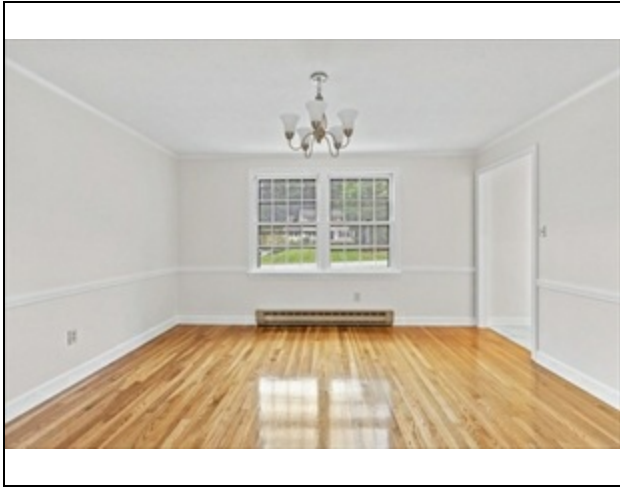
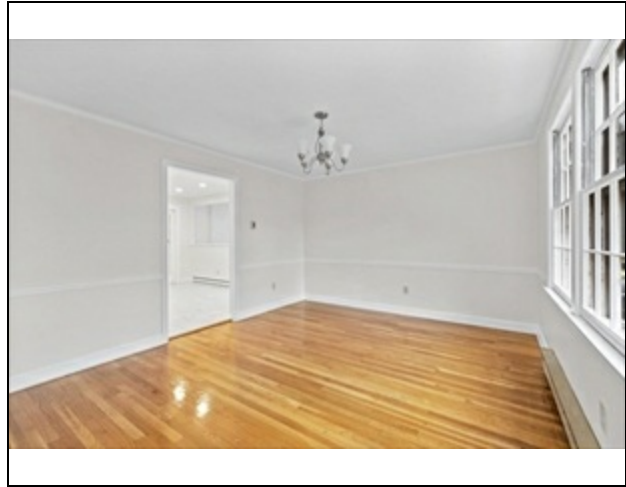
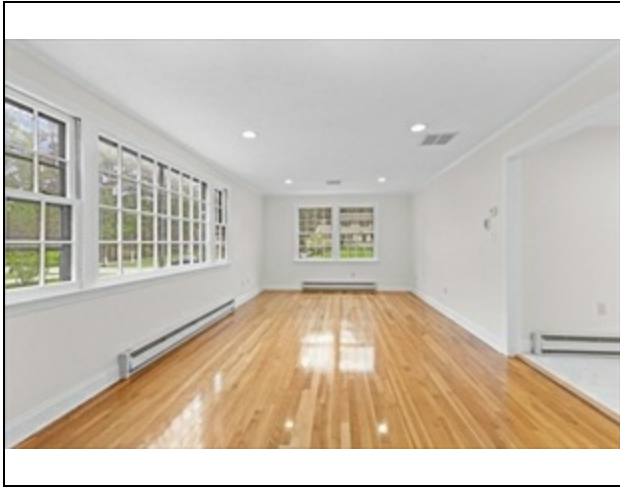
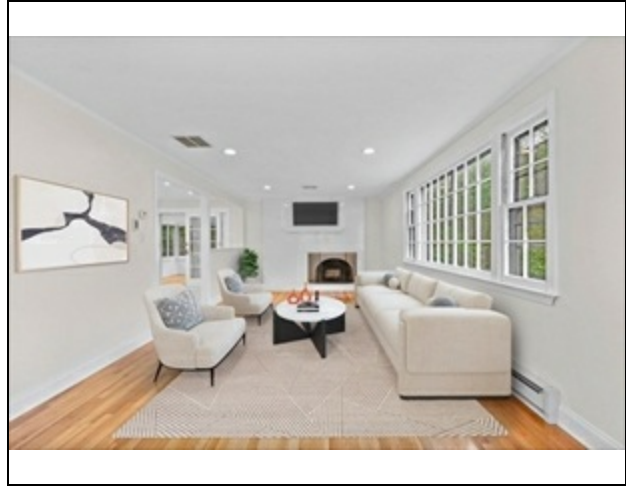
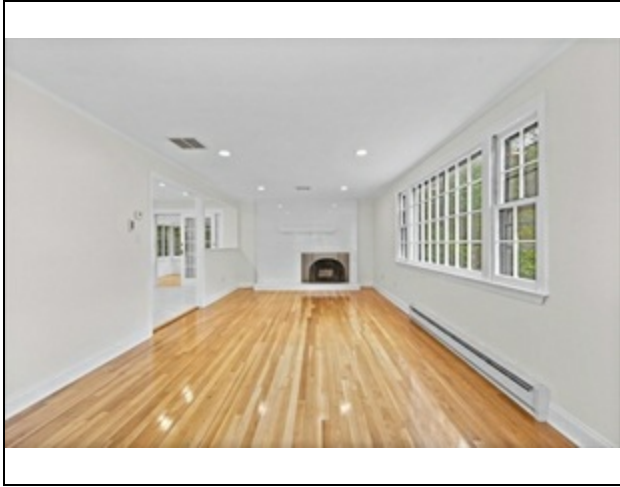
| MLS # | Date | | | DOM | DTO | Price |
|---|-----------|-----------------------------|---------------------------|----------|-----|-----------|
| 73123949 | 6/13/2023 | Listed for \$859,000 | Bonus Varghese Thopurathu | 1 | | \$859,000 |
| Market History for MARG Homes LLC (AN4414) | | | | 1 | | |
| Market History for this property | | | | 1 | | |

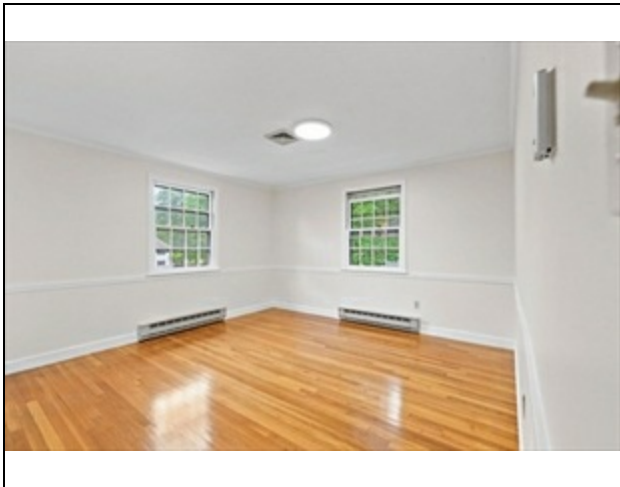
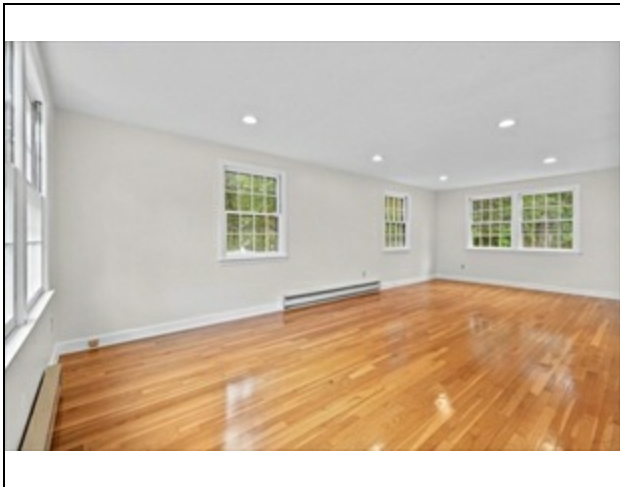
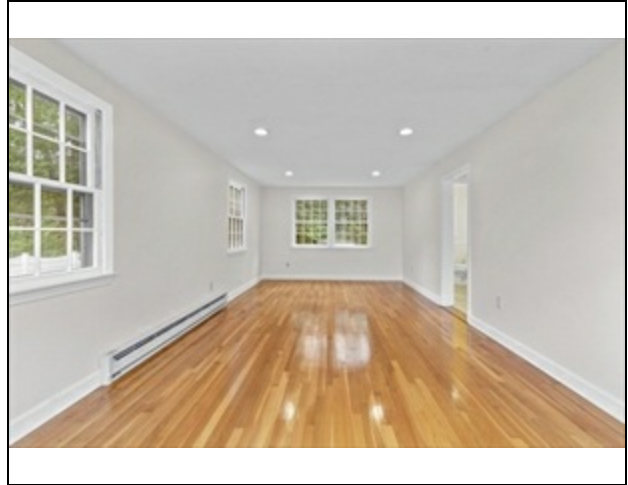
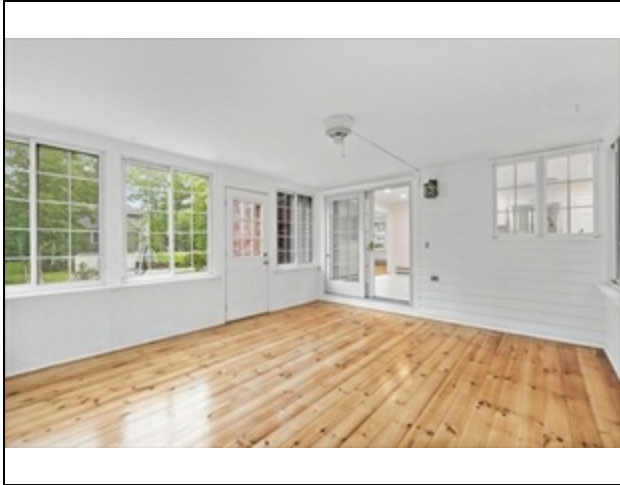
MLS # 73123949 - New
8 Sevilla Rd, Andover, MA 01810

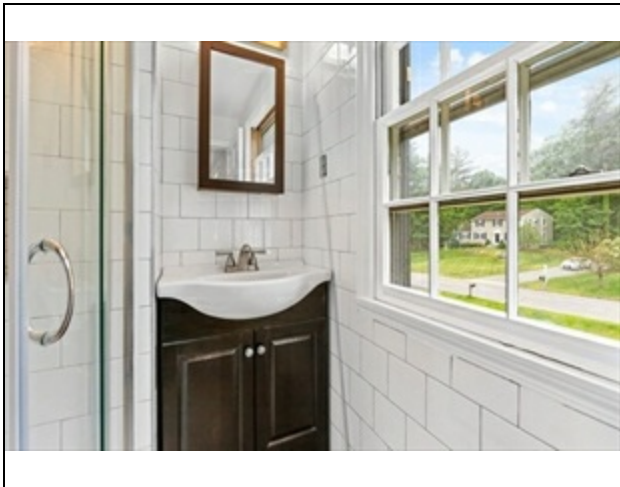
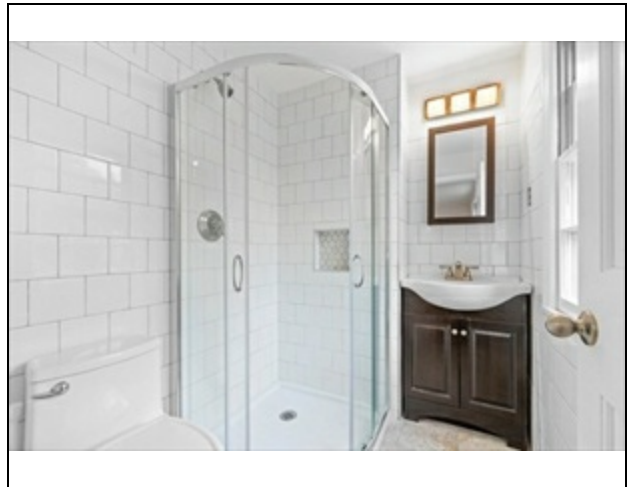
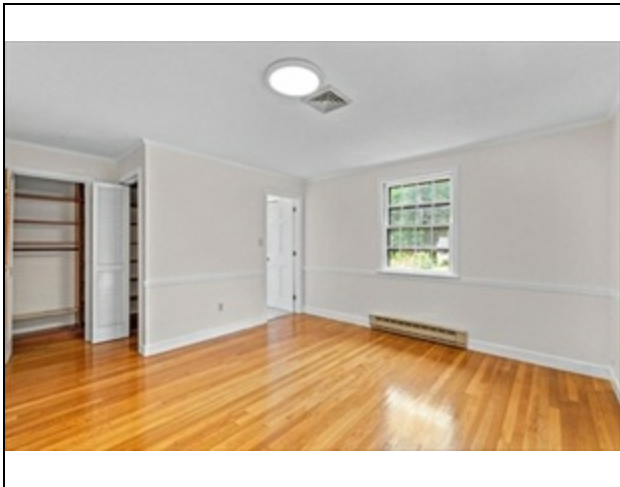
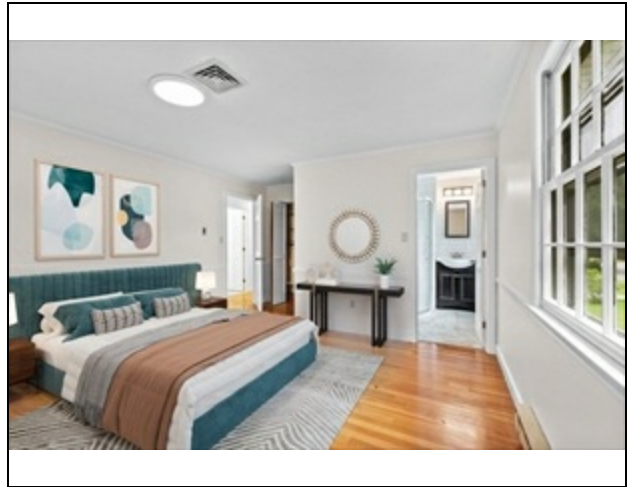
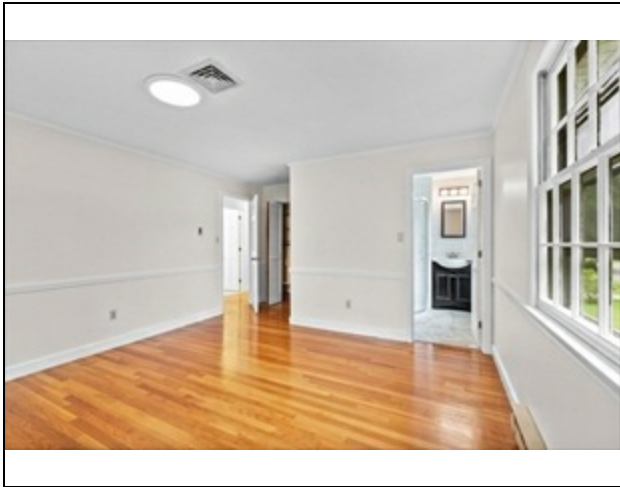
Single Family - Detached
List Price: \$859,000

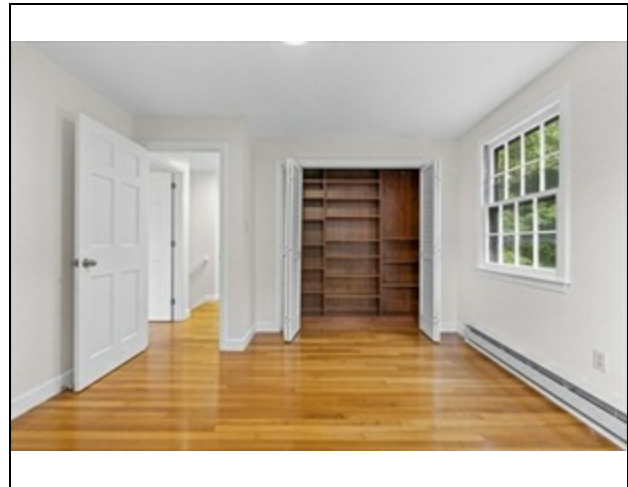
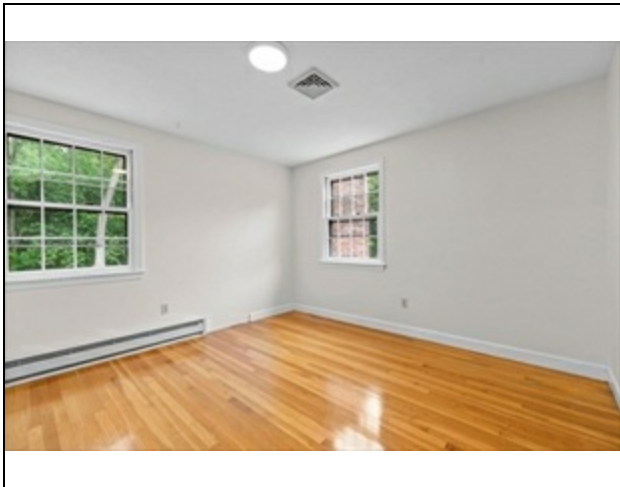
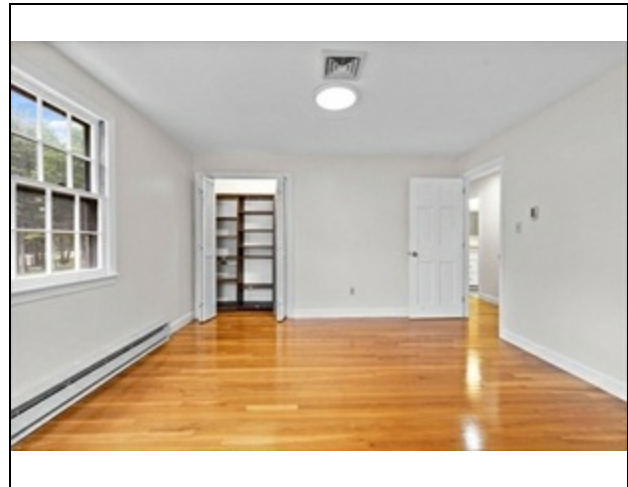
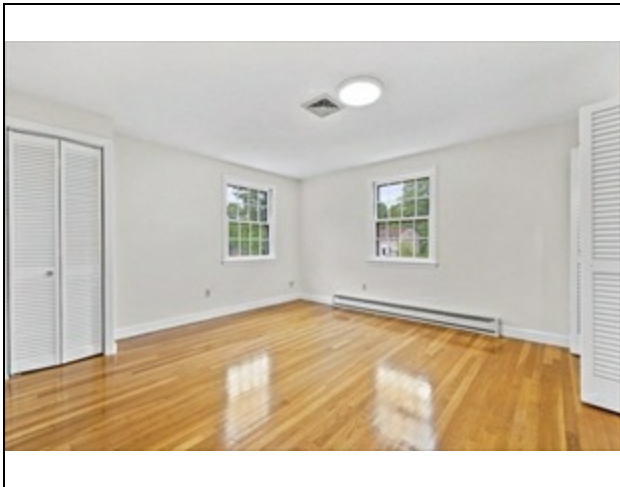
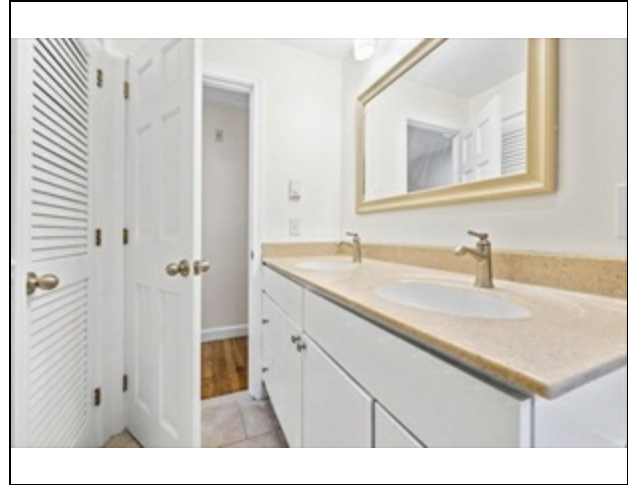
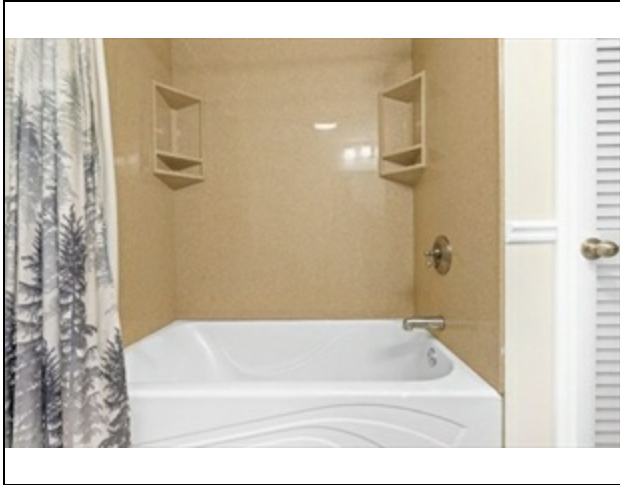












MLS # 73123949 - New
8 Sevilla Rd, Andover, MA 01810

Single Family - Detached
List Price: \$859,000

