

## Fact Sheet: 74 Water Street, Newburyport MA

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**Seller** Carolyn Shaw  
Point Shore Properties  
617-838-7579

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**Price** \$625,000

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**Status** 74 Water is a single building, not part of the Tannery. It shares a wall with the Federal Street abutter and is not attached to any other building on the other side.

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**Size** Building- 1980 sq. ft. +/-  
Land – 0 lot line  
2 floors  
No Basement

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**Age** Unknown

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**Zoning** B3. Residential allowed with special permit.

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**Parking** Two deeded 20' by 20' parking spaces behind the building (400sq feet)

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**Taxes - 2019** \$6,065.09

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**Bathrooms** ½ bathroom on 1<sup>st</sup> floor  
Bathroom with shower on 2<sup>nd</sup> floor

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**Kitchenette** Kitchenette on 2<sup>nd</sup> floor

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**Exterior** Brick and wood

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## Fact Sheet: 74 Water Street, Newburyport MA, Continued

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**Heat** Forced hot air by gas – 2 zones.  
Furnace and duct work 5-years old.

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**A/C** Central Air – 2 zones

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**Floors** 1<sup>st</sup> Floor Laminate  
2<sup>nd</sup> Floor Wood.

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**Windows** Most windows were replaced with Marvin windows in 2009.

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**Roof** Rubber roof – replaced 2009.

Abutter has deeded easement for a roof deck on part of the roof of 74 Water.

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