



CCIM CRB CRP CRS
ABR SRES
E-R-C CERTIFIED
RELOCATION
PROFESSIONAL

**You'll be at
home with
Lillian Montalto**

**DIRECT
978-475-1400**

**TOLL FREE
1-888-681-0001**

**FAX
978-475-5222**

**E-MAIL
LILLIAN@ANDOVERHOMES.COM**

Agency Disclosure
All Brokers/Salespersons represent the seller, not the buyer in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

All information supplied by owners. No attempt has been made to verify the same. Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



**TOUR THIS HOME
AT
ANDOVERHOMES.COM**



**34 Park Street, Suite 1
Andover, MA 01810**

**9 Kensington Street
Andover, MA
\$739,900**



STYLE.....ENGLISH TUDOR
LOT SIZE.....19,870 SF +/-
YEAR BUILT.....1920
ROOMS.....11
BEDROOMS.....5
BATHS.....3.5
APPROX TAXES.....\$8,282
ASSESSMENT.....\$627,900

STRUCTURE

COLOR.....BRICK TUDOR
BASEMENT.....FULL
ROOF.....SLATE
FLOORS.....HARDWOOD,
.....VINYL, CARPET
APPROX. SQ. FT.....3,130 SF +/-

SERVICES

HEATING.....STEAM / OIL
HOT WATER.....TANKLESS
WATER.....TOWN
SEWER.....TOWN
CABLE TV.....AVAILABLE

APPLIANCES/OPTIONS
RANGE.....YES
DISHWASHER.....YES

ROOMS

KITCHEN.....11 X 10
DINING ROOM.....14 X 14
FAMILY ROOM.....23 X 15
OFFICE.....11 X 13
SUNROOM.....17 X 10
OTHER.....12 X 10
MASTER BEDROOM...15 X 15
BEDROOM.....12 X 10
BEDROOM.....13 X 14
BEDROOM.....14 X 12
BEDROOM.....14 X 12
LAUNDRY.....LL

ALL ROOM SIZES APPROXIMATE

LISTING INFORMATION

SELLER.....ON FILE
BOOK/PAGE.....4182 / 120

EXCLUSIONS: CALL OFFICE.

The BROKER, the BROKER'S AGENTS, THE SELLER and/or SELLER'S AGENTS are not responsible for inaccurate information posted on third party web sites or marketing services, such as Realtor.com, Homegain.com, etc. which have not obtained property information directly from the BROKER, the BROKER'S AGENTS, THE SELLER and/or SELLER'S AGENTS. SUBJECT TO ERRORS AND OMISSIONS, INFORMATION, ALTHOUGH DEEMED ACCURATE, NOT GUARANTEED, SUBJECT TO CHANGE WITHOUT NOTICE.



CCIM CRB CRP CRS
ABR SRES
E-R-C CERTIFIED
RELOCATION
PROFESSIONAL

**You'll be at
home with
Lillian Montalto**

**DIRECT
978-475-1400**

**TOLL FREE
1-888-681-0001**

**FAX
978-475-5222**

**E-MAIL
LILLIAN@ANDOVERHOMES.COM**

Agency Disclosure
All Brokers/Salespersons represent the seller, not the buyer in the marketing, negotiating and sale of property, unless otherwise disclosed. However, the Broker or Salesperson has an ethical and legal obligation to show honesty and fairness to the buyer in all transactions.

All information supplied by owners. No attempt has been made to verify the same. Sales offerings are made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



**TOUR THIS HOME
AT
ANDOVERHOMES.COM**



**34 Park Street, Suite 1
Andover, MA 01810**

**Lillian Montalto Signature Properties
Presents...**

**9 Kensington Street
Andover, MA
\$739,900**



www.9kensington.com

Opportunity Knocks! Spacious Brick English Tudor with Slate Roof, Located on Oversized, Corner Lot with Detached 2 Car Garage in Historic Brick Shawsheen, Just Minutes from Andover Country Club, Rt. 28 & Rt. 495; This 11 Room, 5 Bedroom, 3.5 Bath Home Features a 2 Story Foyer, Wrap-Around Staircase, Finished 3rd Floor with 5th Bedroom and Full Bath, Family Room with Fireplace, Butler's Pantry, Many Built-Ins and Much More!

Additional Photographs



Family Room



Family Room—View 2



Dining Room



Foyer



Dining Room—View 2



Bedroom



Bedroom



2nd Floor Landing

Features

| | |
|------------------------------|---|
| KITCHEN: (11 x 10) | Vinyl Floor |
| DINING ROOM: (14 x 14) | Carpet (Hardwood Under) Built-ins |
| FAMILY ROOM: (23 x 15) | Carpet (Hardwood Under) Fireplace |
| OFFICE: (11 x 13) | Carpet Built-Ins |
| SUNROOM: (17 x 10) | Hardwood Floor |
| MASTER BEDROOM: (15 x 15) | Carpet (Hardwood Under) |
| BEDROOM: (12 x 10) | Carpet (Hardwood Under) |
| BEDROOM: (13 x 14) | Carpet (Hardwood Under) |
| BEDROOM: (14 x 12) | Carpet (Hardwood Under) |
| BEDROOM: (14 x 12) | Hardwood |
| OTHER: (12 x 10) | Hardwood Floor |
| HALF BATH: | Hardwood Floor |
| FULL BATH: (2nd Floor) | Ceramic Tile |
| FULL BATH: (3rd Floor) | Hardwood |



Yard



Yard



Exterior