



MLS # 73439007 - New
Single Family - Detached

2 Oceanview Ave
Saugus, MA 01906
Essex County
 Style: **Raised Ranch**
 Color: **Black**
 Grade School:
 Middle School:
 High School:
 Approx. Acres: **0.12 (5,423 SqFt)**
 Handicap Access/Features:
 Directions: **Western Avenue to Oceanview Avenue**

List Price: **\$729,900**

Total Rooms: **5**
 Bedrooms: **3**
 Bathrooms: **2f 0h**
 Main Bath:
 Fireplaces: **0**
 Approx. Street Frontage:

Stunningly renovated 3-bed, 2-bath home perfectly situated on a desirable corner lot! Step inside to find a brand-new kitchen featuring custom cabinetry, sleek quartz countertops, stainless steel appliances & gleaming hardwood floors that flow throughout. Both full bathrooms have been thoughtfully renovated, with one showcasing a beautiful custom tiled shower. A finished lower level provides a spacious secondary living room & dedicated home office area. The One-year-old roof & new 200-amp electrical service offer peace of mind for years to come. Additional amenities include one car garage, large driveway providing plenty of parking as well as a secondary side driveway for even more parking, a large attic & exterior storage shed provides plenty of storage, covered rear deck leading to a spacious patio complete with a fence-in backyard! Designed with a blend of modern luxury & function, this move-in ready home is perfect for entertaining, working from home, or simply relaxing in style.

Property Information

Approx. Living Area Total: **1,705 SqFt** Living Area Includes Below-Grade SqFt: **Yes** Living Area Source: **Public Record**
 Approx. Above Grade: **1,050 SqFt** Approx. Below Grade: **655 SqFt**
 Living Area Disclosures:

Heat Zones: **2 Hot Water Baseboard, Gas** Cool Zones: **1 Ductless Mini-Split System**
 Parking Spaces: **7 Off-Street** Garage Spaces: **1 Under, Garage Door Opener**
 Disclosures: **Property has been virtually staged. Listing Broker has ownership interest.**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	18.6X13.11	Flooring - Hardwood, Window(s) - Bay/Bow/Box, Recessed Lighting
Dining Room:	1	10.7X12.1	-
Family Room:	B	28.7X12.5	Flooring - Vinyl, Exterior Access, Recessed Lighting
Kitchen:	1	11.9X9.5	Flooring - Hardwood, Dining Area, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded, Deck - Exterior, Open Floor Plan, Remodeled, Stainless Steel Appliances
Main Bedroom:	1	11.11X11.9	Flooring - Hardwood
Bedroom 2:	1	12X12.5	Flooring - Hardwood
Bedroom 3:	1	10.1X9	Flooring - Hardwood
Bath 1:	1	8.2X8.2	Bathroom - Full, Bathroom - Tiled With Tub, Flooring - Stone/Ceramic Tile, Countertops - Stone/Granite/Solid, Countertops - Upgraded, Cabinets - Upgraded
Bath 2:	B		Bathroom - 3/4, Closet, Flooring - Laminate, Countertops - Stone/Granite/Solid, Cabinets - Upgraded
Laundry:	B		-
Home Office:	B	13.5X10.9	Flooring - Vinyl

Features

Appliances: **Range, Dishwasher, Microwave, Refrigerator, Washer, Dryer**
 Area Amenities: **Public Transportation, Shopping, Highway Access**
 Basement: **Yes Partially Finished, Garage Access**
 Beach: **No**
 Construction: **Frame**
 Electric: **Circuit Breakers, 200 Amps**
 Energy Features: **Storm Windows, Insulated Doors, Storm Doors**
 Exterior: **Wood**
 Exterior Features: **Patio, Covered Patio/Deck, Gutters, Storage Shed, Fenced Yard**
 Flooring: **Tile, Laminate, Hardwood**
 Foundation Size:
 Foundation Description: **Poured Concrete**
 Hot Water: **Natural Gas, Tank**
 Insulation: **Blown In, Fiberglass - Batts**
 Interior Features: **Cable Available**
 Lot Description: **Corner, Paved Drive**
 Road Type: **Public, Paved**
 Roof Material: **Asphalt/Fiberglass Shingles**
 Sewer Utilities: **City/Town Sewer**
 Utility Connections: **for Electric Range, for Electric Dryer, Washer Hookup, Icemaker Connection**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
 Exclusions:
 Home Own Assn:
 Lead Paint: **Unknown**
 UFFI: Warranty Features:
 Year Built: **1970** Source: **Public Record**
 Year Built Description: **Actual**
 Year Round: **Yes**
 Short Sale w/Lndr. App. Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **M:004-F B:0009 L:0002**
 Assessed: **\$586,900**
 Tax: **\$6,268** Tax Year: **2025**
 Book: **0** Page: **0**
 Cert: **660514**
 Zoning Code: **NA**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Foundation Brokerage Group** (800) 983-1945
 Listing Agent: **Kerry Nicolls** (978) 375-0943
 Team Member(s):
 Sale Office:
 Sale Agent:
 Listing Agreement Type: **Exclusive Right to Sell**
 Entry Only: **No**

Showing: Sub-Agency: **Appointment Required, Email List Agent**
Showing: Buyer's Broker: **Appointment Required, Email List Agent**
Showing: Facilitator: **Appointment Required, Email List Agent**
Special Showing Instructions:

Market Information

Listing Date: **10/2/2025**

Days on Market: Property has been on the market for a total of **1** day(s)

Expiration Date:

Original Price: **\$729,900**

Off Market Date:

Sale Date:

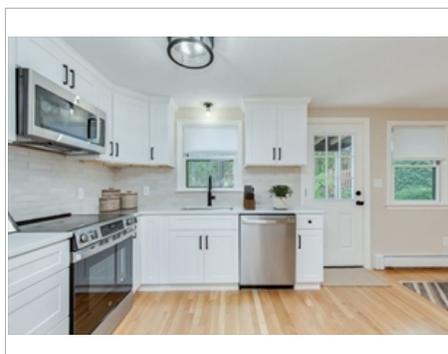
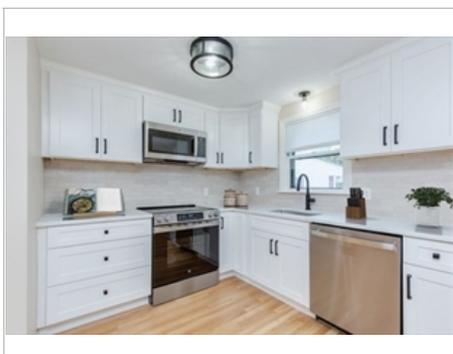
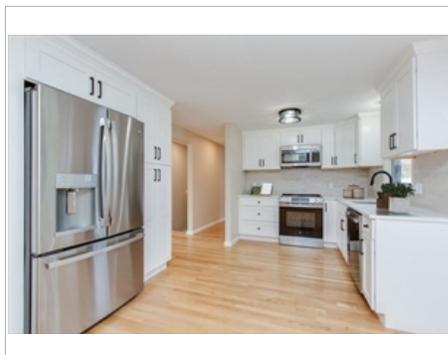
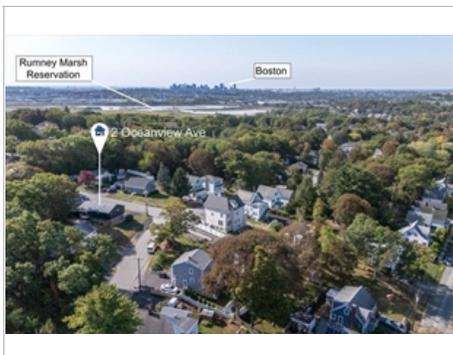
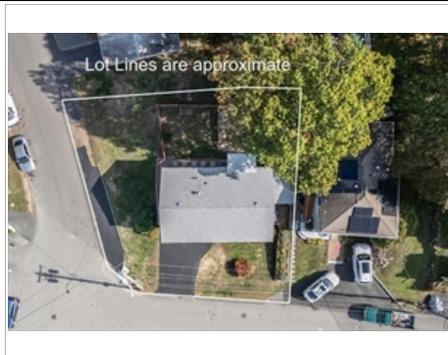
Listing Market Time: MLS# has been on for **1** day(s)

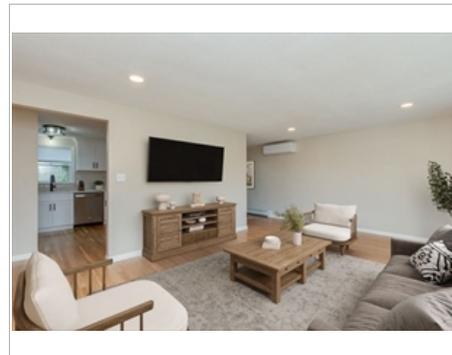
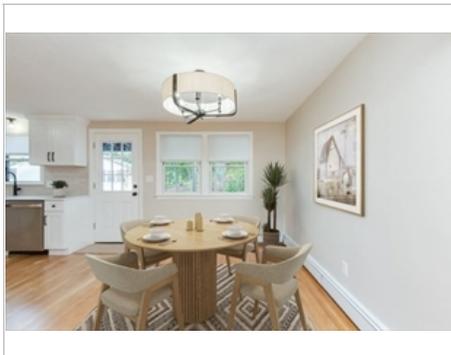
Office Market Time: Office has listed this property for **1** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

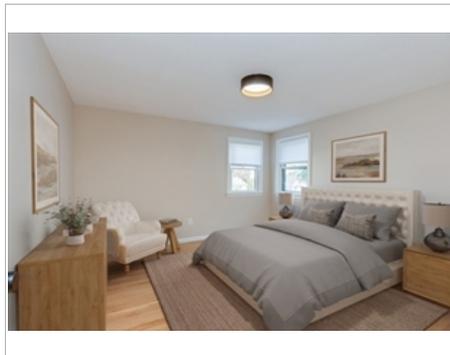
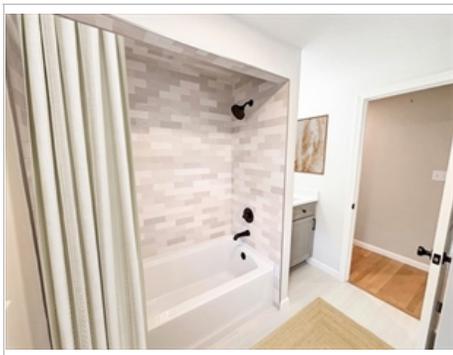
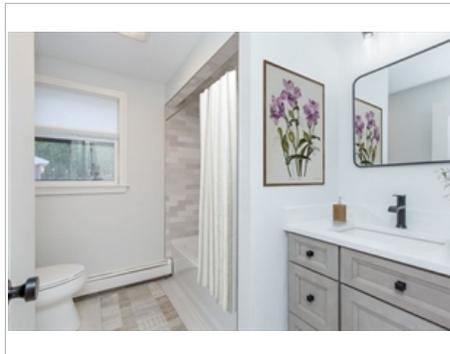
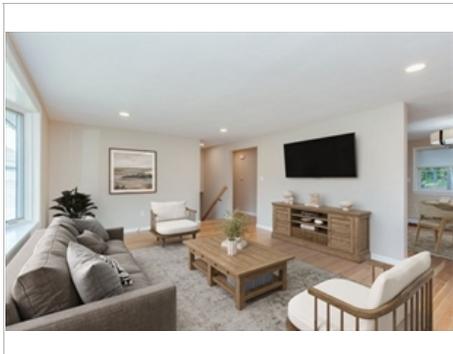
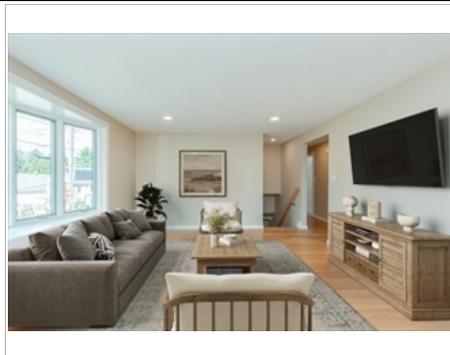
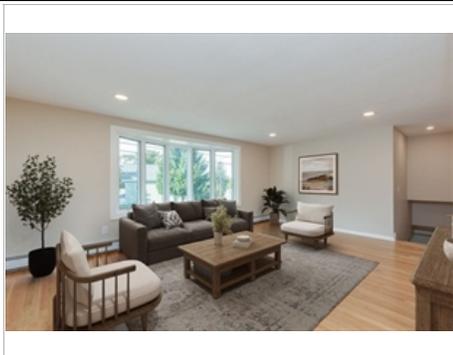
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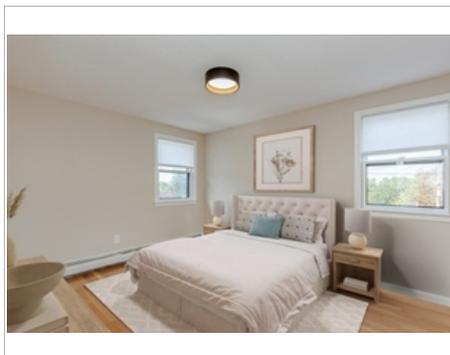
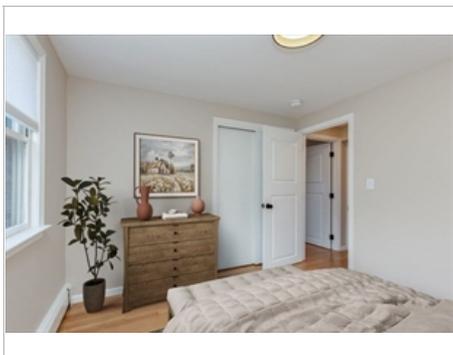
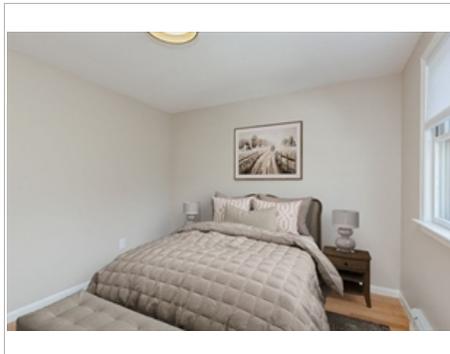
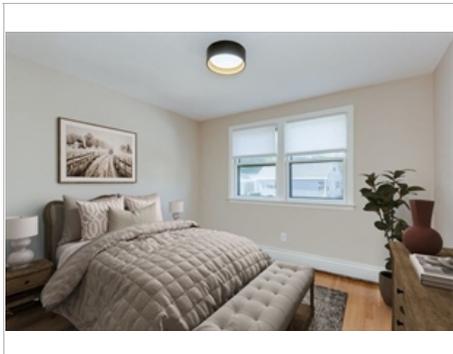
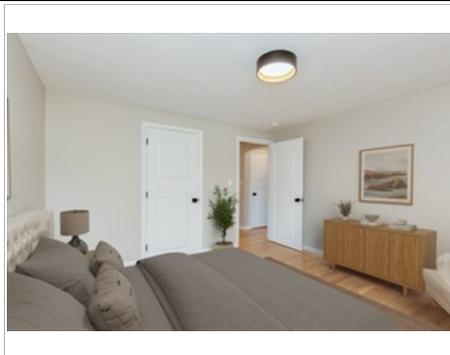
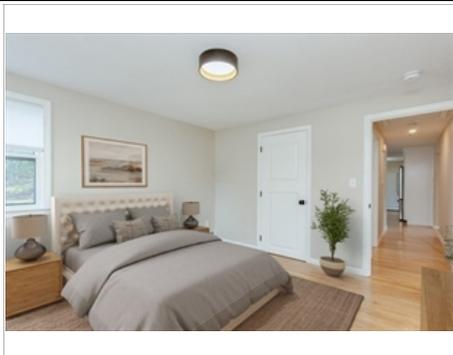
Single Family - Detached
List Price: \$729,900



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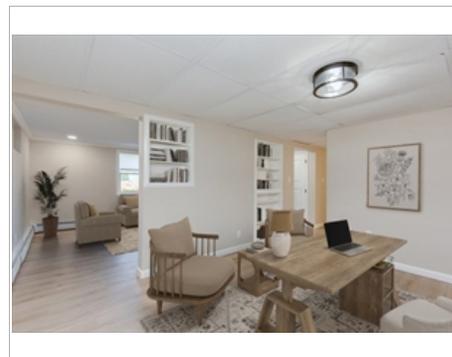
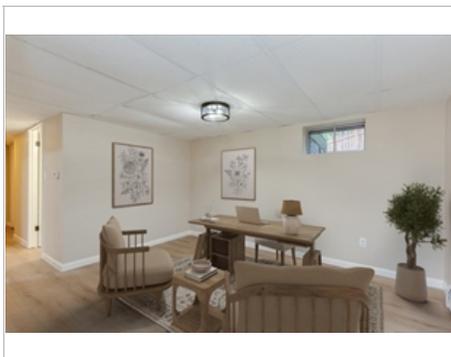
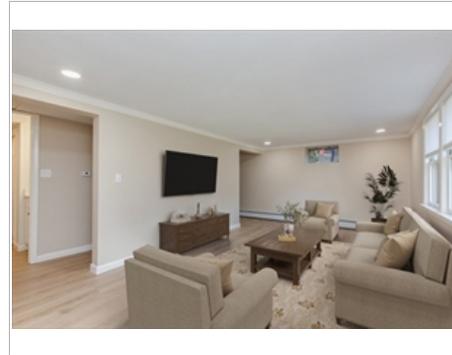
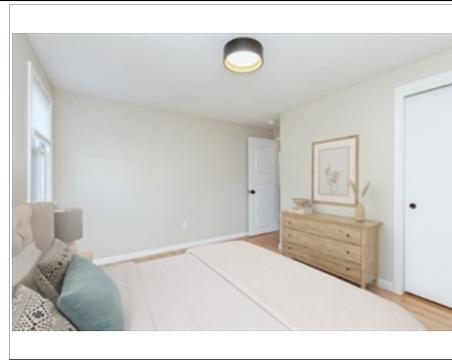
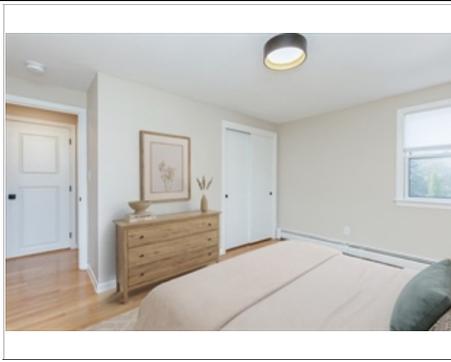
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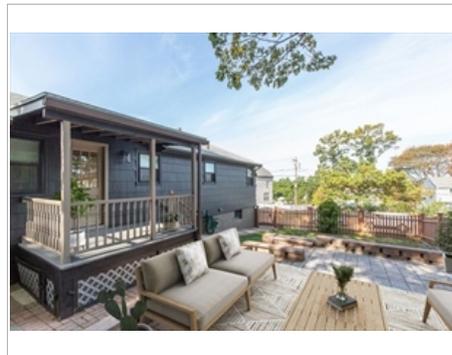
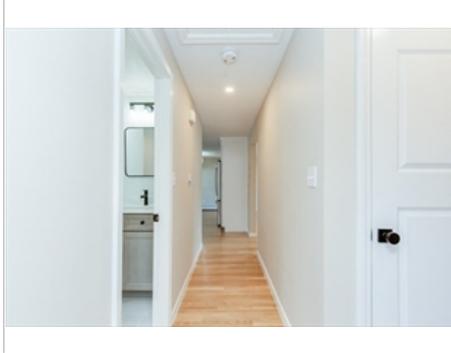
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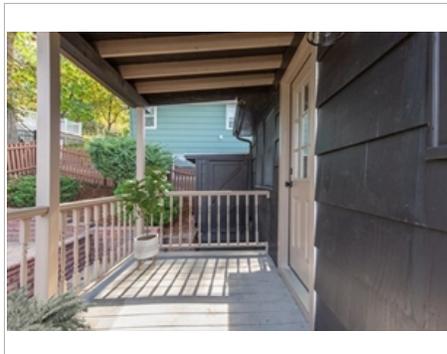
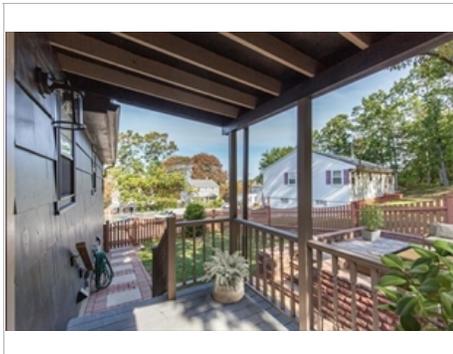
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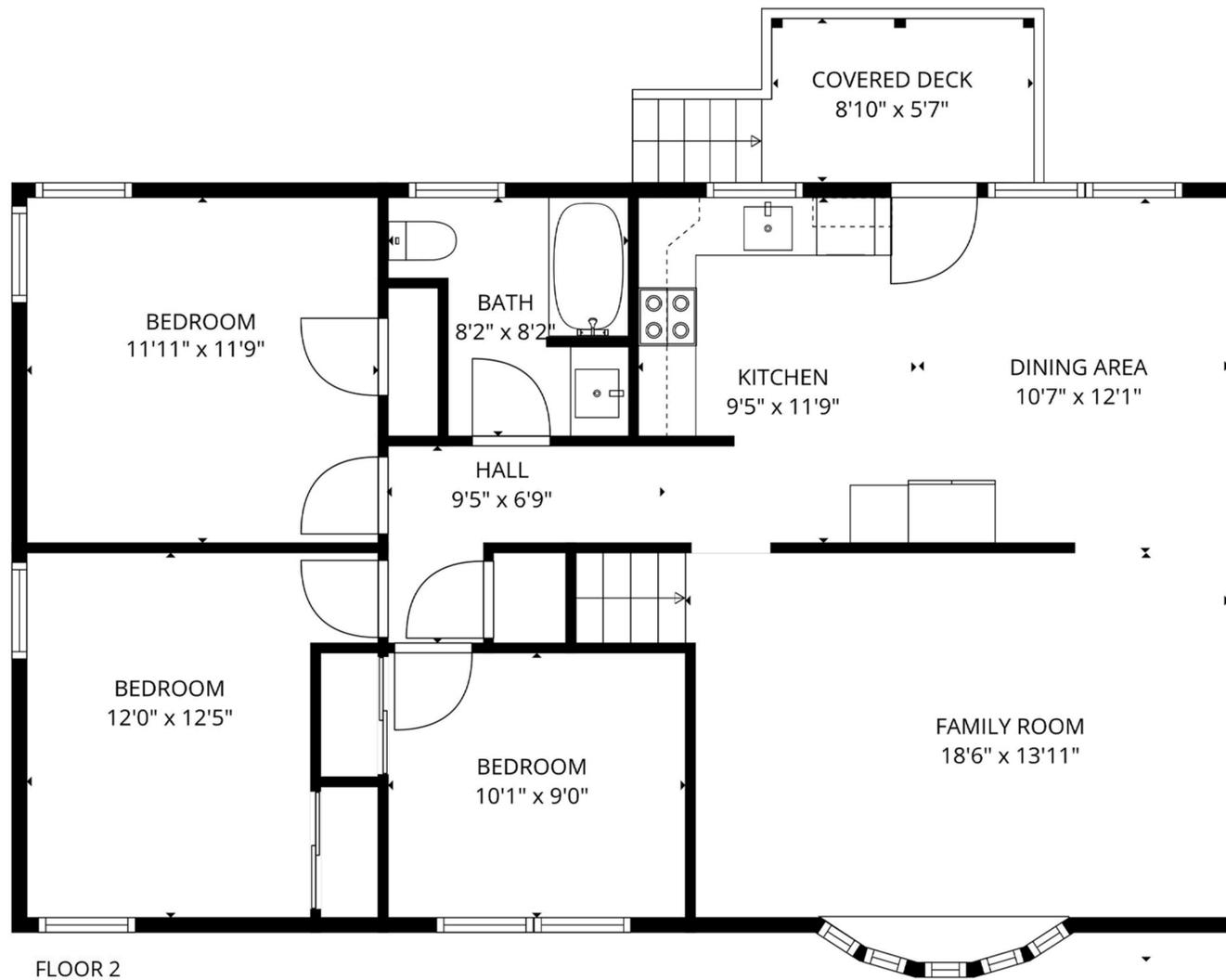
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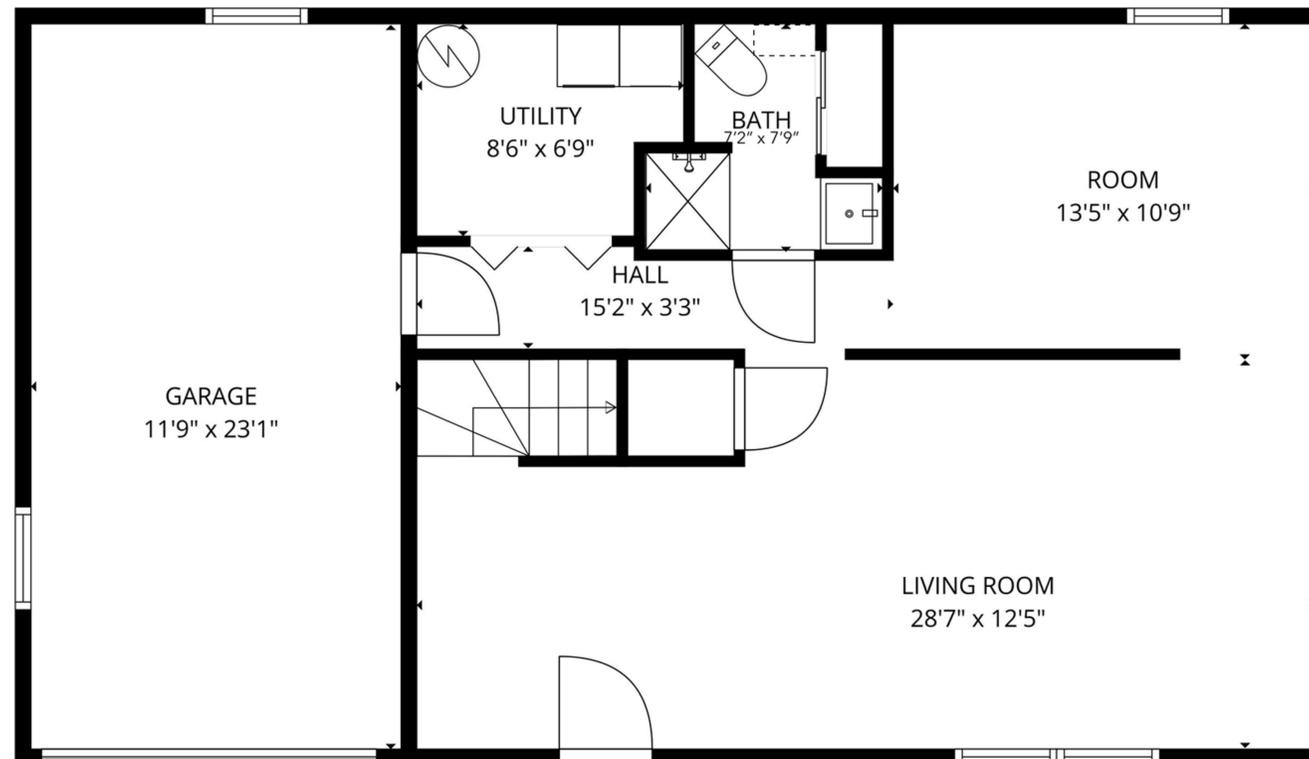
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FLOOR 2



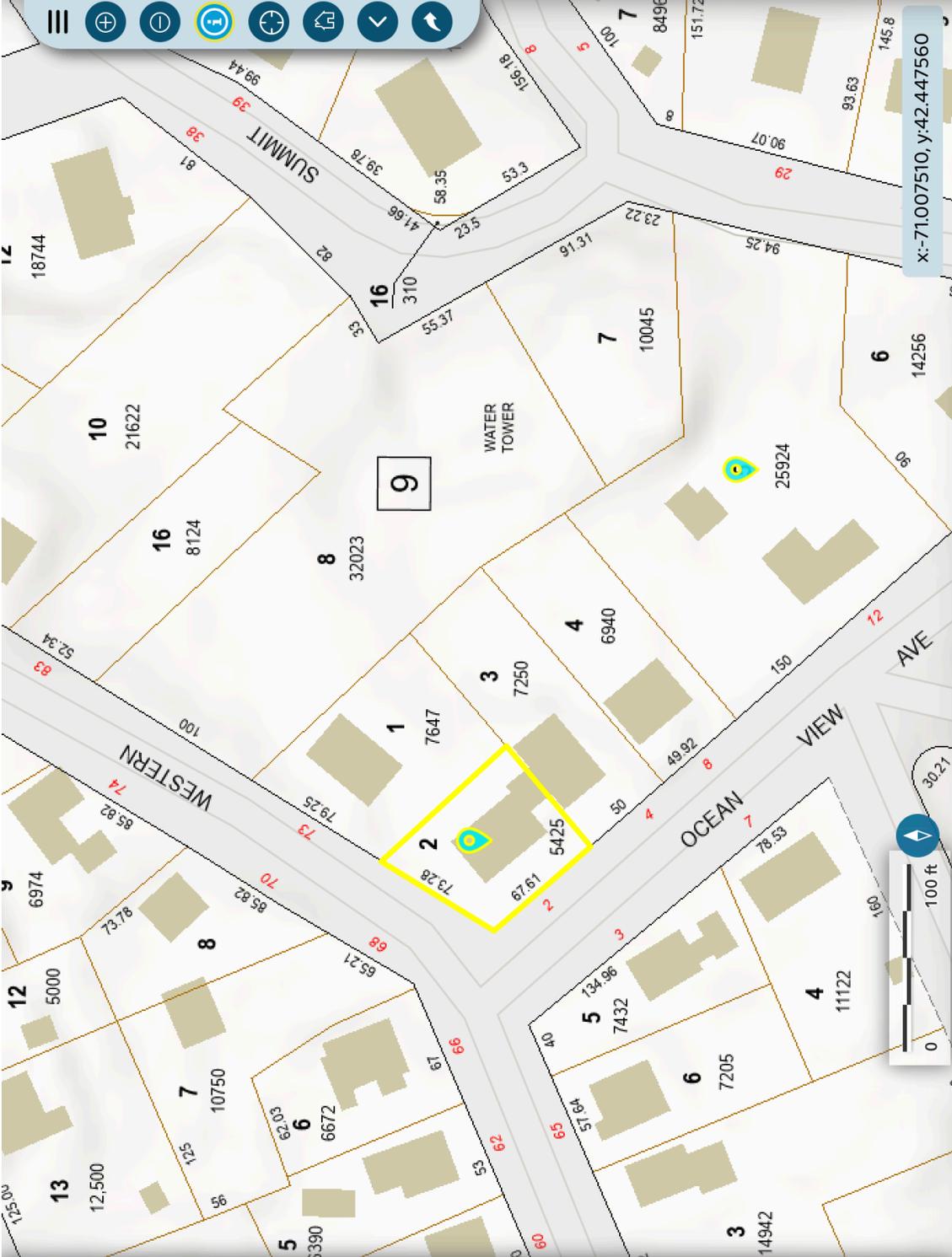
FLOOR 1



- Documents
- Patriot.Final.FY.Property.Card
- Building_Sketch

Assessment

ID	: 595
PropertyAddress	: 2 OCEANVIEW AV
PropertyStreet	: OCEANVIEW AV
MapSheet	: 00
OwnerName	: FOUNDATION DESIGN & BUILD ...
CoOwnerName	:
OwnerAddress	: 4 SILVER BROOK RD
OwnerAddress2	:
OwnerCity	: SALEM
OwnerState	: NH
OwnerZip	: 03079
ParcelNumber	: 004.F-0009-0002.0
GisFullInNumber	: F_789584_2988251
CameraFullInNumber	: 004.F-0009-0002.0



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PROPERTY TRANSFER NOTIFICATION CERTIFICATION

This form is to be signed by the prospective purchaser before signing a purchase and sale agreement or a memorandum of agreement, or by the lessee-prospective purchaser before signing a lease with an option to purchase for residential property built before 1978, for compliance with federal and Massachusetts lead-based paint disclosure requirements.

Required Federal Lead Warning Statement:

Every purchaser of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (check documents below).

Lead Inspection Report; Risk Assessment Report; Letter of Interim Control; Letter of Compliance

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's or Lessee Purchaser's Acknowledgment (initial)

(c) Purchaser or lessee purchaser has received copies of all documents checked above.

(d) Purchaser or lessee purchaser has received no documents.

(e) Purchaser or lessee purchaser has received the Property Transfer Lead Paint Notification.

(f) Purchaser or lessee purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(g) Agent has informed the seller of the seller's obligations under federal and state law for lead-based paint disclosure and notification, and is aware of his/her responsibility to ensure compliance.

(h) Agent has verbally informed purchaser or lessee-purchaser of the possible presence of dangerous levels of lead in paint, plaster, putty or other structural materials and his or her obligation to bring a property into compliance with the Massachusetts Lead Law -- either through full deleading or interim control -- if it was built before 1978 and a child under six years old resides or will reside in the property.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Seller *R. Meghan Maraghy* dotloop verified 10/02/25 5:06 PM EDT 1256-570Q-QNTR-GSQD

Seller *Kerry Nicolls* dotloop verified 10/02/25 5:08 PM EDT 35FZ-MHRY-IPU5-D5TK

Purchaser _____ Date _____

Purchaser _____ Date _____

Agent *Kerry Nicolls* dotloop verified 10/02/25 5:08 PM EDT 75E3-L2VQ-IJDQ-NABQ

Agent _____ Date _____

Address of Property 2 Oceanview Ave Saugus, MA 01906

nice to meet you



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With our in-depth market knowledge, time-saving technology, extensive marketing strategies, progressive & forward thinking you can count on Foundation Brokerage Group to guide you through one of life's most important decisions.

LET'S CONNECT

Kerry Nicolls, Broker



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KLNicolls@gmail.com



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