

News From The Ridge

The Quarterly Real Estate Newsletter from Stone Ridge Properties
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Along the Byway

Here are just a few of the many things to see and do locally along the Essex Heritage Scenic Byway:

Nature

Learn about migratory birds at the Parker River National Wildlife Refuge and Mass Audubon at Joppa Flats.

parkerriver.fws.gov;
massaudubon.org

History

Visit a historic home along High Street, Newburyport, such as the Cushing House Museum & Garden.

newburyhist.org



The Cushing House

Scenic

Enjoy spectacular views of The Great March from a top Old Town Hill in Newbury.

thetrustees.org

Culture

Take in a live performance at The Actor's Studio of Newburyport.

newburyportacting.com

Recreation

Cross-country ski through the pines at Maudslay State Park.

mass.gov/dcr/parks

Essex Heritage Scenic Byway Underway

A grassroots coalition of local and regional community leaders coordinated by the Essex National Heritage Commission is working to put the historic, natural and cultural resources of Essex County on the national map!

The Essex Heritage Scenic Byway initiative, “a specially designated route that travels through an area of

historic, natural or cultural beauty,” is now underway. The 85-mile, state-designated scenic coastal route links 13 communities between the anchor cities Newburyport and Lynn, including Newbury, Rowley, Ipswich, Essex, Rockport, Gloucester, Manchester-by-the-Sea, Beverly Salem, Marblehead and Swampscott. Essex County boasts more than 8,700 properties listed in the National Register of Historic Places, National Historic Landmarks, historic seaports, colonial era farms, The Great Marsh, land and water recreation, and more.

The byway purpose is to promote the visibility of attractions and businesses along the route to spur cultural tourism and increase the region's pride of place and history. In addition to economic impact, another potential benefit is improved preservation of the area's rich heritage resources. Byway efforts include coordinated marketing for the region and infrastructure enhancements, such as route signage, interpretation placards at notable sites, increased parking, and improved non-vehicular access to resource areas. Communities are encouraged to develop their own ideas on marketing and promoting the byway assets.



Courtesy of The Essex National Heritage Commission

Locally, the Essex Heritage Scenic Byway follows portions of routes 1A and 133 and local roads in Newbury and Newburyport. One loop follows High Street to Atkinson Common; the other winds down Green Street and through Market Square, to Water Street and along Joppa to Plum Island. Enhancement to and preservation of these unique areas along the scenic byway will improve residents' quality of life as well as attract visitors from near and far.

A scenic byway Corridor Management Plan is in development, funded by the Federal Highway Administration through its National Scenic Byway Program and the Mass. Department of Transportation. The plan is a prerequisite for attaining federal National Scenic Byway designation, which would bring added recognition and potentially more funding to the region, and enable communities to compete more effectively for grants.

You'll hear more about the Essex Heritage Scenic Byway in the coming months as support for the project is encouraged. For updates and information, visit essexheritage.com/scenicbyway.

Did you know...

Of the 1,500 designated scenic byways in the US, only 15 are located in Massachusetts. The Essex Heritage Scenic Byway is the first and only byway in Northeast MA.

Please visit us online at www.stoneridgeproperties.com

Recent Area Sales

Here are partial listings of single-family homes and condominium sales in Newburyport from September through December 14, 2010. For a complete updated listing of recent sales throughout the area, please visit us online at www.stoneridgeproperties.com.

Single-Family Homes

17 Dennett Drive

9 room, 3 bed, 2 bath
Style: Cape DOM: 90
List: \$399,900
Sale: \$399,900

29 Hill Street

8 room, 4 bed, 2 bath
Other DOM: 60
List: \$428,000
Sale: \$420,000

282 Water Street

5 room, 2 bed, 2 bath
Style: Cape DOM: 14
List: \$1,025,000
Sale: \$1,025,000

10 Lorum Street

10 room, 4 bed, 2.5 bath
Style: Colonial DOM: 76
List: \$1,395,000
Sale: \$1,245,000

70 Warren Street

8 room, 4 bed, 1.5 bath
Style: Colonial DOM: 36
List: \$459,900
Sale: \$491,000

9 Turkey Hill Road

7 room, 3 bed, 2 bath
Style: Cape DOM: 72
List: \$374,000
Sale: \$377,000

2 Sylvester Street

6 room, 3 bed, 2.5 bath
Style: Cap DOM: 40
List: \$460,000
Sale: \$460,000

15 Marlboro Street

8 room, 4 bed, 2.5 bath
Style: Colonial DOM: 22
List: \$535,000
Sale: \$532,500

70 Marlboro Street

6 room, 3 bed, 1 bath
Style: Colonial DOM: 20
List: \$295,000
Sale: \$295,000

2 Storeybrook Drive

6 room, 3 bed, 1 bath
Style: Split Entry DOM: 56
List: \$299,900
Sale: \$299,900

6 Fruit Street

8 room, 4 bed, 2.5 bath
Style: Colonial DOM: 13
List: \$619,900
Sale: \$605,000

32 Madison Street

5 room, 3 bed, 1.5 bath
Style: Ranch DOM: 11
List: \$399,900
Sale: \$365,000

60 Marlboro Street

6 room, 3 bed, 1.5 bath
Style: Victorian DOM: 21
List: \$524,900
Sale: \$520,170

59 Woodland Street

9 room, 4 bed, 2 full, 5 half bath
Style: Garrison DOM: 4
List: \$1,285,000
Sale: \$399,000

14 Spring Street

9 room, 3 bed, 2 bath
Style: Multi-Level DOM: 37
List: \$499,900
Sale: \$485,000

Single-Family Listings: 15

Average List Price: \$600,086
Average Sale Price: \$527,964
Average Market Time (DOM): 38

Condominiums

110 High Street U:3

5 room, 2 bed, 2 bath
Style: Detached DOM: 16
List: \$330,000
Sale: \$330,000

51 Woodland Street U:2

3 room, 1 bed, 1 bath
Style: Attached DOM: 140
List: \$200,000
Sale: \$184,000

6 Woodman Way U:222

4 room, 1 bed, 1 bath
Style: Garden DOM: 112
List: \$209,900
Sale: \$206,900

12 Moseley Place U:12

8 room, 3 bed, 2.5 bath
Style: Half-Duplex DOM: 49
List: \$489,900
Sale: \$470,000

169 Merrimac Street U:4

4 room, 2 bed, 1 bath
Style: Garden DOM: 95
List: \$229,900
Sale: \$215,000

32A Bromfield Street U:A

7 room, 3 bed, 2.5 bath
Style: Townhouse DOM: 100
List: \$549,900
Sale: \$545,000

48 Purchase Street U:2

5 room, 2 bed, 2 bath
Style: Garden DOM: 30
List: \$299,900
Sale: \$288,500

2 Beck Street U:1

9 room, 4 bed, 3 bath
Style: Townhouse DOM: 48
List: \$759,000
Sale: \$699,900

30 Prospect Street U:1

5 room, 2 bed, 1.5 bath
Style: Townhouse DOM: 25
List: \$395,000
Sale: \$390,000

30 Boardman Street U:30

5 room, 3 bed, 1.5 bath
Style: Townhouse DOM: 35
List: \$344,900
Sale: \$344,900

163 High Street U:2

5 room, 2 bed, 1 bath
Style: Townhouse DOM: 225
List: \$220,500
Sale: \$210,000

9 Orange Street U:2

5 room, 2 bed, 1.5 bath
Style: Townhouse DOM: 83
List: \$489,900
Sale: \$471,000

240-242 High Street U:2

5 room, 2 bed, 2 bath
Style: Garden DOM: 25
List: \$249,900
Sale: \$229,500

21 Pleasant Street U:507

4 room, 2 bed, 1 bath
Style: Loft DOM: 25
List: \$379,000
Sale: \$350,000

5 Horton Street U:F

3 room, 1 bed, 1 bath
Style: Garden DOM: 65
List: \$185,900
Sale: \$174,000

Condominium Listings: 15

Average List Price: \$355,373
Average Sale Price: \$340,580
Average Market Time (DOM): 72

Featured Property: 6 Livingston Lane, Newbury



No detail has been overlooked in this beautifully executed four bedroom, two-and-half bath "model home" in a nine lot subdivision. Designed with family and entertaining in mind, the home features a cook's kitchen with cherry cabinets, granite countertops and island and Bosch appliances. An eat-in area features doors leading to a deck and open to the family room with a beautiful cultured stone fireplace. The sumptuous, must-see master bedroom suite features a huge walk-in closet and large bath. Among its conveniences are a separate laundry room, first floor office and attached garage. \$689,900.



New Works Festival 2011

January 21-22 & 28-29

Firehouse Center for the Arts, Newburyport

Not to confuse sports with theater, but you could say the annual New Works Festival at the Firehouse Center for the Arts is a metaphorical hat trick.

Since 2002, the New Works Festival has fostered the development of New England playwrights, giving authors a chance to present their works and get feedback from live audiences. It is also a great opportunity for local actors and directors to exercise their creative chops on cutting edge comedies and dramas at the region's most respected theater events. For the public, theater lovers and novices alike, it offers a rare insight on the play writing process from conception to presentation, and a special chance to enjoy the abundant local and regional talent.

Winning new works and finalists, judged by a panel of theater professionals, will be showcased as staged readings of full-length plays and memorized ten-minute plays. The Festival is a sell-out, so get your tickets early at www.firehouse.org or call 978.462.7336.

Please visit the websites listed for more information.

January 17

Martin Luther King Jr. Breakfast

Pentucket Regional High School, W. Newbury

Adults and students are invited to celebrate the life and contributions of Dr. Martin Luther King Jr. at this inspirational 18th annual community event. Guest speaker is Paul Marcus of Community Change, Inc.

www.ywcaneburyport.org

Saturday, January 22

Newburyport Winter Carnival

A day of old-fashioned wintertime fun featuring a snowflake parade, human dog sled teams, open skating, skating and hockey exhibitions, sledding and snowboarding, horse-drawn hayrides and activities at the Kelley School.

www.bartletmall.org

January 30

Symphony by the Sea

The Governor's Academy, Byfield

Musical director Donald Palma conducts "Songs of Four Worlds" – Strauss: Prelude to Capriccio, Op. 85; Barber: Adagio for Strings; Grieg: Holberg Suite, Op. 40; and Dvorak: Serenade in E major, Op. 22.

www.symphonybythesea.org

February 12

The Merrimack River Eagle Festival

Greater Newburyport
Winter's back and with it, the Bald Eagles return to the Merrimack Valley. Spot and learn more about these magnificent birds and the habitat they share with us.

www.massaudubon.org

February 18

Catie Curtis

Firehouse Center for the Arts, Newburyport

This Boston-based folk singer-songwriter brings her insightful lyrics and soulful strumming to the Port.

www.firehouse.org

February 26

Opportunity Works "Lend-a-Hand Auction"

Hundreds of items donated by local businesses and individuals are up for auction in the 27th annual televised fundraiser. Don't miss the preview event on February 24th.

www.opportunityworks.net

February 26

2nd Annual New England Winter Blues Festival

Blue Ocean Music Hall, Salisbury

Mr. Nick and the Dirty Tricks returns to this oceanfront venue to headline an all-star line up of the best blues bands in New England!

www.blueoceanhall.com

March 12

The Party – Jeans and Jewels

DiBurro's Function Facility, Ward Hill
The Party to benefit the Jeanne Geiger Crisis Center. The casual fun-filled event features food stations, dancing and silent and live auctions with celebrity guest auctioneer Billy Costa.

www.jeannegeigercrisiscenter.org

Through March 13

The Fantasticks

The Amesbury Playhouse, Amesbury

The whole family will enjoy this romantic and comedic musical charmer that's enchanted audiences since 1960.

www.amesburyplayhouse.com

March 18

Great Chef's Night

The Governors Academy, Byfield

Enjoy outstanding food prepared by the area's best chefs, live entertainment, dancing and a silent auction to benefit Anna Jaques Hospital Aid Association.

www.ajh.org



Then & Now: Powow Hill, Amesbury

Courtesy of the New England Ski Museum



This area was home to several ski areas starting in the late 1940s: Gould Ski Hill, Amesbury Ski Tows/Atlantic Forest and Locke's Ski Tows. In later years, the hill had large open slopes and two 1,000+ foot trails with a 350-foot drop and night lighting for a variety of skiing. Lessons were offered at \$2 per session, as advertised here.

The ski area closed in the 1980s and today Powow Hill, which is partially owned by the town, is mostly forested and home to wireless communication towers and private residences. From the 331-foot peak, the highest elevation in Essex County, sweeping views of the Atlantic Ocean from Maine to Cape Ann can be enjoyed.

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