

Concept rendering (representative imagery) — dormers shown are a potential Option 3 feature, not an existing condition

189 Great Road — Lot B1

Shirley, Massachusetts

ASKING PRICE

$499,000

Three conceptual redevelopment paths (subject to approvals):

- Option 1 — Single-family renovation (5 BR / 3.5 BA)
- Option 2 — Potential two-family (2 × 3 BR / 2 BA)
- Option 3 — Potential three-family / condominium concept with attic unit and dormers

PROPERTY BASIS

VERIFIED

- Lot B1: ±30,049 SF (±0.69 ac), ±101 ft frontage on Great Road
- Circa-1830 Colonial, ±3,708 SF finished (Assessor)
- 10 rooms · 5 BR · 1 full + 1 half bath
- Slate gable roof · clapboard siding
- Public water and sewer connected
- Parcel 80 A 3 · Lot B1, Plan 490 of 2020
- Offering is Lot B1 only; Lot C1 (barn) is seller-retained



Existing residence (photo)

CONTACT

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Kent Ventures Group

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Conceptual marketing plan only. Not an as-built plan, construction drawing, survey, zoning determination or representation of approved use. Dimensions subject to field verification. Unit count, condominium conversion, attic occupancy, dormers, parking and lot-line changes subject to survey, zoning, building/fire code and all required municipal and registry approvals.

Property Facts — Verified Record

VERIFIED

189 Great Road – Lot B1 | Shirley, Massachusetts

Assessor & Registry Record

Item	Record
Assessor location	189 LEFT GREAT RD (assessor listing) — 189 Great Road
Parcel ID	80 A 3 (Assessor Map 80, Parcel A3)
Owner	Kent Leung
Last sale	02/22/2019 — $165,000
Deed	Middlesex South Book 72255, Page 280
Legal reference	Lot 1, 2017 Plan 668; Lot B1, Plan 490 of 2020
FY2026 assessment	**$267,300 total** — building $115,900; extra features $300; land $151,100
Lot area	±30,049 SF (±0.69 ac) per Plan 490 of 2020
Frontage	±101 ft (101.00′) on Great Road (Route 2A)
Zoning district	North Shirley Village Business — bylaw §3.6 (also listed on Plan 490 of 2020)
Utilities	Public water and sewer connected
Asking price	**$499,000**

Building Record (Assessor)

Item	Record
Year built / style	Circa 1830 · Colonial
Structure	Wood frame; brick/stone foundation
Roof	Gable roof with slate covering
Exterior / interior	Clapboard siding; plaster walls; softwood floors
Basement	Earth floor
Heat / fuel	Steam heat; oil
Rooms	10 rooms · 5 bedrooms · 1 full + 1 half bath
Finished area	**±3,708 SF** (3,708.2 SF per Assessor)
Sketch: main section	40′ × 34′ = 1,360 SF (BMT / FFL / SFL / UAT)
Sketch: attached section	18′ × 34′ = 612 SF (FFL / SFL)
Sketch: other	Wood deck ±204 SF; open porch 6′ × 8′ (48 SF); finished component 6′ × 10′ (60 SF)

*The 18′ × 34′ component is the **attached section**; the 40′ × 34′ component is the main section. Sketch areas are gross exterior dimensions; the Assessor finished area (±3,708 SF) governs. Assessor data are not a building inspection.*

$499,000
Asking price

±30,049 SF
Lot B1 · ±0.69 ac

±101 ft
Great Road frontage

±3,708 SF
Finished area (Assessor)

$267,300
FY2026 assessment

Sources: Town of Shirley Assessor FY2026 record; Town of Shirley Protective Zoning Bylaw (Aug. 2026); Middlesex South Registry of Deeds (Plans 668 of 2017, 231 of 2020, 490 of 2020; Deed 72255-280). Recorded plans control. Believed reliable, not guaranteed; buyer to verify.

Historic Character

Construction on Record

VERIFIED

- Circa-1830 Colonial (Assessor year built)
- Wood frame on a brick/stone foundation
- Gable roof with slate covering; clapboard siding
- Plaster walls; softwood floors
- Earth-floor basement; steam heat, oil fuel
- 10 rooms · 5 BR · 1 full + 1 half bath · ±3,708 SF finished



Existing residence (photo, winter)

The photo shows the existing residence and is not retouched to show proposed changes.

RECORD TIMELINE

- **c. 1830** — year built (Assessor)
- **1950** — deed Moulton to Gould, Book 7667 Page 231 (cited in the 2019 deed)
- **2017** — Plan 668 of 2017 creates Lot 1 (1.6± ac) with house #189
- **2019** — Lot 1 conveyed to Kent Leung, Book 72255 Page 280 ($165,000)
- **2020** — Plans 231 and 490 of 2020; Lot B1 created (30,049± SF)

Historic Character

REPORTED — BUYER TO VERIFY

The following features are **historically associated with the property per prior public marketing**. They are not the result of a current inspection; presence, extent and condition must be verified by the buyer.

- Post-and-beam frame with exposed beams
- Heart-pine / softwood floors
- Multiple fireplaces
- Built-in dining-room cabinetry
- Soapstone sink
- Walk-up attic
- Stone / granite foundation

PRESERVATION APPROACH (CONCEPTUAL)

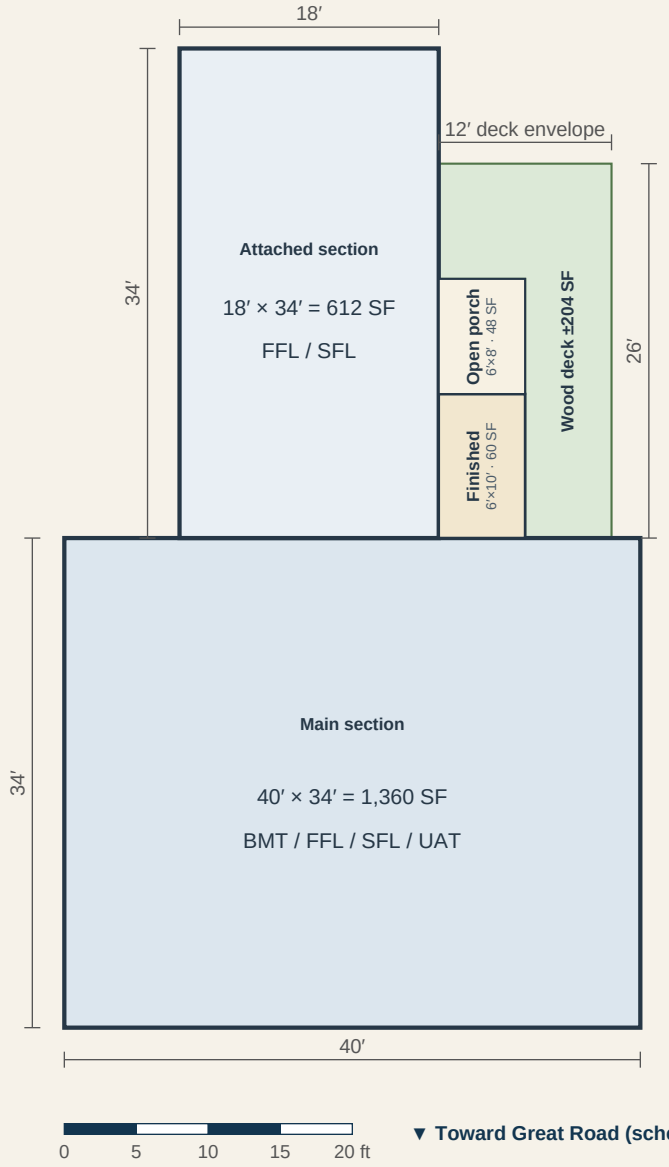
All three concepts aim to retain the historic exterior character and restore fireplaces, beams, floors and built-ins where feasible. Structural, chimney and systems conditions require professional evaluation. Any exterior change (including dormers) should be reviewed against applicable local requirements.

Sources: Town of Shirley Assessor FY2026 record; Town of Shirley Protective Zoning Bylaw (Aug. 2026); Middlesex South Registry of Deeds (Plans 668 of 2017, 231 of 2020, 490 of 2020; Deed 72255-280). Recorded plans control. Believed reliable, not guaranteed; buyer to verify.

Assessor Building Envelope

VERIFIED

189 Great Road – Lot B1 | Shirley, Massachusetts



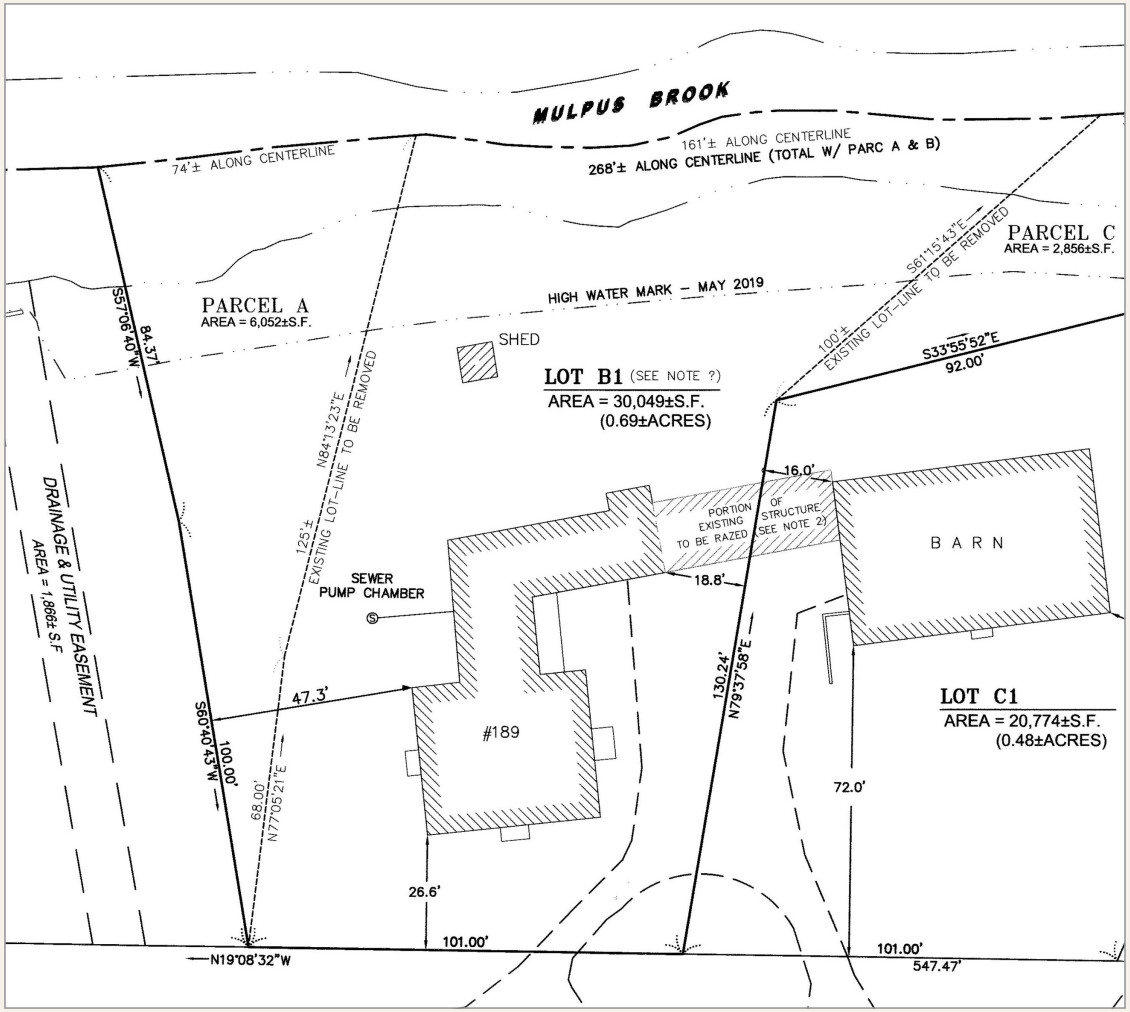
Assessor Sketch — Drawn to Scale

Component	Dimensions	Area	Sketch labels
Main section	40′ × 34′	1,360 SF	BMT / FFL / SFL / UAT
Attached section	18′ × 34′	612 SF	FFL / SFL
Finished component	6′ × 10′	60 SF	finished
Open porch	6′ × 8′	48 SF	open porch
Wood deck	L-shape	±204 SF	deck

- Drawn at a true 1:1 aspect from the Assessor sketch dimensions (the master's sketch was not to scale). Relative placement of the components follows the Assessor sketch.
- Deck: a 12′ × 26′ envelope (312 SF) less the open porch (48 SF) and the finished component (60 SF) = **204 SF**.
- BMT = basement; FFL = first floor; SFL = second floor; UAT = unfinished attic (main section only). The attached section has no attic level.
- Sketch areas are gross exterior dimensions. The Assessor finished area, **±3,708 SF** (3,708.2 SF), is the governing finished-area figure.
- Plan 490 of 2020 also shows a connecting portion of the structure toward the barn on Lot C1 marked "proposed to be razed" (plan note 2). It is not part of the Assessor sketch; its current status should be verified.
- All conceptual plans in this package are built on this footprint.

Sources: Town of Shirley Assessor FY2026 record; Town of Shirley Protective Zoning Bylaw (Aug. 2026); Middlesex South Registry of Deeds (Plans 668 of 2017, 231 of 2020, 490 of 2020; Deed 72255-280). Recorded plans control. Believed reliable, not guaranteed; buyer to verify.

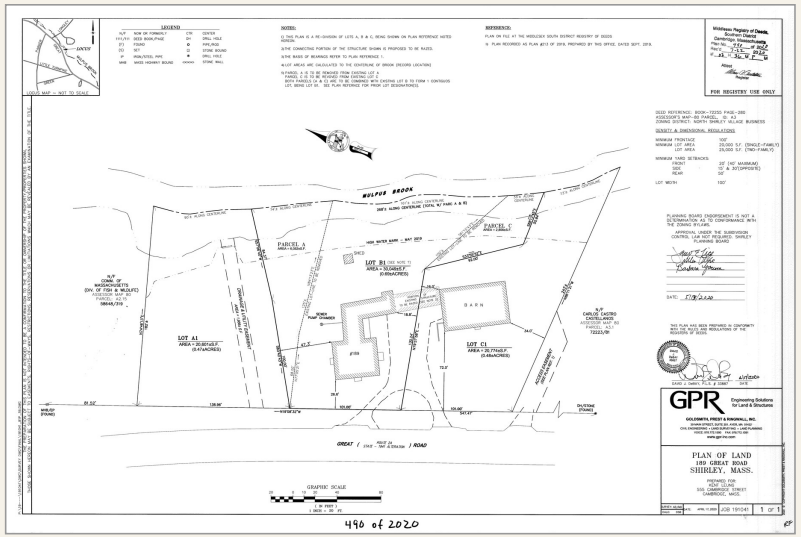
Recorded Plan — Plan 490 of 2020



Recorded plan (Plan 490 of 2020), enlarged on Lot B1 — reproduced for reference; recorded plan controls.

Plan 490 of 2020 — Key Facts

- "Plan of Land, 189 Great Road, Shirley, Mass." prepared for Kent Leung by Goldsmith, Prest & Ringwall, Inc. (Ayer); stamped by David J. DeBay, PLS. Dated 4/17/2020.
- ANR endorsed by the Shirley Planning Board 5/18/2020; recorded at the Middlesex South Registry 7/22/2020.
- **Lot B1: 30,049± SF (0.69± ac)**, 101.00′ frontage on Great Road (Route 2A); rear line on the Mulpus Brook centerline. Lot areas are calculated to the brook centerline.
- B1 contains house #189, a shed and a sewer pump chamber. House setback to the street line: 26.6′.
- B1 was formed by combining old Lot B with Parcel A (6,052± SF) and Parcel C (2,856± SF).
- The barn is on **Lot C1** (20,774± SF), which is seller-retained and excluded from this offering. A 16.0′ / 18.8′ connecting portion between house and barn is marked "proposed to be razed" (note 2).
- Plan 490 zoning table lists a 25,000 SF two-family minimum. "Planning Board endorsement is not a determination as to conformance with the zoning bylaws." Current bylaw (Aug. 2026) confirms 25,000 SF two-family minimum in NSV (§3.6.2).



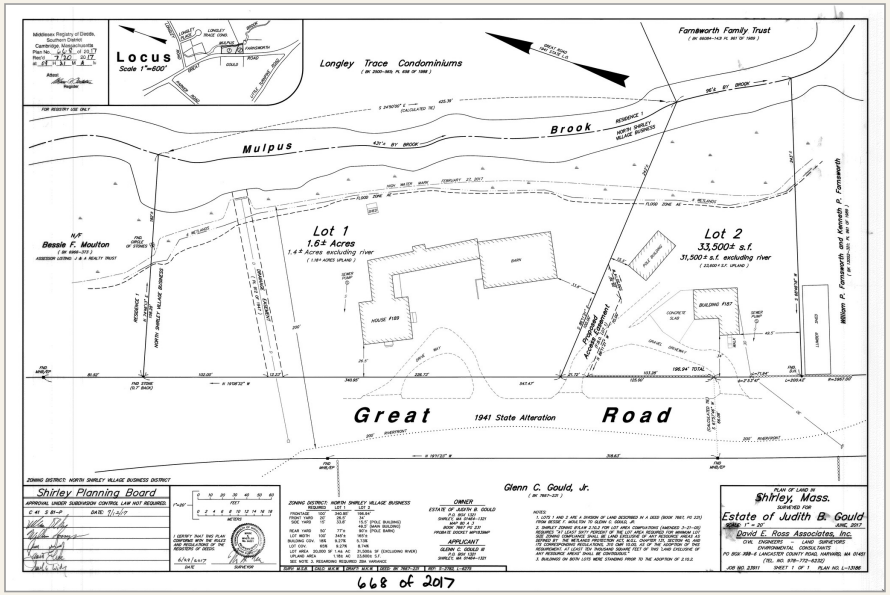
Full recorded sheet, Plan 490 of 2020 (reduced).

Zoning (NSV, Bylaw §3.6) & Recorded Plan History

VERIFIED

189 Great Road – Lot B1 | Shirley, Massachusetts

Plan 668 of 2017 (Lot 1)



Recorded plan (Plan 668 of 2017) — reproduced for reference; recorded plan controls.

RECORD CHAIN

- **Plan 668 of 2017** (ANR 7/12/2017; recorded 7/20/2017): Lot 1, 1.6± ac, with house #189.
- **Deed 72255-280** (recorded 2/22/2019): Lot 1 conveyed to Kent Leung for $165,000.
- **Plan 231 of 2020**: Lot 1 divided into Lots A, B, C. **Plan 490 of 2020**: re-divided into A1, B1 (30,049± SF), C1.

SITE CONSTRAINTS

- Rear of Lot B1 runs to **Mulpus Brook**; Plan 668 shows wetlands, Flood Zone AE and a 200′ riverfront line.
- §2.10.2: water bodies/rivers bordering the lot are excluded from lot area; 60% of the minimum lot area must be upland outside WPA resource areas (15,000 SF for 25,000; 18,000 SF for 30,000), with 10,000 SF contiguous.
- Rear setback 50′. Work near the brook is subject to Conservation Commission review.

NSV Zoning — Shirley Bylaw §3.6 (Aug. 2026)

Item	Current bylaw
Minimum lot area	Single-family 20,000 SF; two-family 25,000 SF (§3.6.2.a); three-unit conversion 30,000 SF (§4.1.2.a: 1.5 × single-family)
Frontage / lot width	100′ / 100′
Setbacks	Front 20′ (40′ max); side 15′; opposite side 30′; rear 50′
Height / intensity	35′, 2.5 stories; lot coverage 65%; building coverage 18%; FAR .45; open space 35%
Zoning path	**Option 1**: existing single-family use. **Option 2**: by right with Site Plan Review (§3.6.1.b.2), 25,000 SF min. **Option 3**: by right with Site Plan Review (§3.6.1.b.3, §7.2.5), 30,000 SF min. (counted area to be confirmed by survey); optional expanded B1 available.
Parking (§5.5)	Option 1 = 2 spaces; Option 2 = 4 spaces; Option 3 = 6 spaces (2 per 2+ BR unit), side or rear, none within 20′ of the front façade (§4.1.4.d)
§4.1 standards	Landscaped front yard per approved plan; 50′ rear setback to an abutting single-family (Planning Board may reduce); no building permit until Site Plan approval (§7.3.1)

Recorded plan vs. bylaw. Plan 490 of 2020 zoning table lists a 25,000 SF minimum lot area for two-family; Lot B1 is ±30,049 SF. "Planning Board endorsement is not a determination as to conformance with the zoning bylaws." Current bylaw (Aug. 2026) confirms 25,000 SF two-family minimum in NSV (§3.6.2).

Sources: Town of Shirley Assessor FY2026 record; Town of Shirley Protective Zoning Bylaw (Aug. 2026); Middlesex South Registry of Deeds (Plans 668 of 2017, 231 of 2020, 490 of 2020; Deed 72255-280). Recorded plans control. Believed reliable, not guaranteed; buyer to verify.

Three Redevelopment Paths at a Glance

CONCEPTUAL

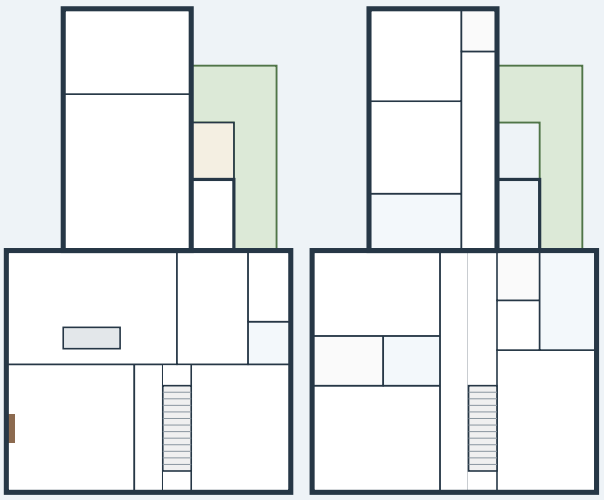
189 Great Road – Lot B1 | Shirley, Massachusetts

Existing column is the verified Assessor record; zoning and parking rows cite the Shirley bylaw (Aug. 2026); option programs are conceptual.

	Existing (verified)	Option 1 — Single-family	Option 2 — Two-family	Option 3 — Three units / condo concept
Units	1 residence	1	2 (stacked flats)	3 (stacked flats)
Approx. living area	±3,708 SF finished (Assessor); attic unfinished	±3,708 SF; attic unfinished / bonus	±1,850 SF each (1st / 2nd floor)	±1,300 SF / ±1,300 SF / ±1,100 SF (±3,700 SF total)
BR / BA	5 BR / 1 full + 1 half	5 BR / 3.5 BA	3 BR / 2 BA each	2 BR / 1 BA each
Concept highlights	Circa-1830 Colonial; public water & sewer	Kitchen + island, family room, mudroom, primary suite; no dormers	Own kitchen and living / dining per unit; no dormers	Attic unit with three gable dormers each side; common stair
Zoning path	Single-family dwelling	Existing single-family use	By right with Site Plan Review (§3.6.1.b.2); 25,000 SF minimum lot area	By right with Site Plan Review (§3.6.1.b.3); 30,000 SF minimum lot area (counted area to be confirmed by survey); optional expanded B1 available
Parking (§5.5)	—	2 spaces	4 spaces	6 spaces (side / rear)
Other reviews	—	Building permits; structural / systems	Building / fire code (separation, egress); Conservation Commission near brook	Building / fire code incl. attic occupancy; dormers; Conservation Commission; condominium documents if pursued

How to read this table. Unit areas are approximate concept living areas; Option 3 areas exclude common stairs, entries, halls and mechanical space, and Unit 3 adds area through attic conversion and dormers (the Assessor's ±3,708 SF excludes the unfinished attic). Lot B1 is ±30,049 SF measured to the Mulpus Brook centerline; counted lot area under §2.10.2 is to be confirmed by survey. No option is approved; all remain subject to survey, Site Plan Review where applicable, Conservation Commission and building/fire code.

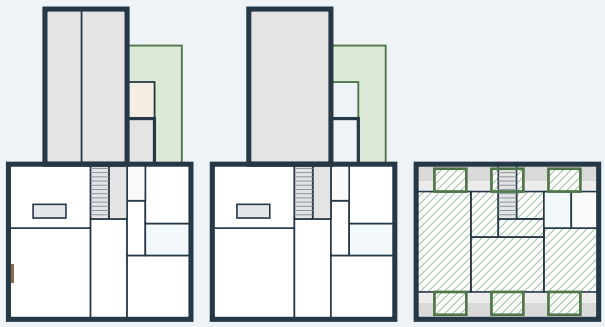
Option 1 · 5 BR / 3.5 BA



Option 2 · 3 BR / 2 BA each



Option 3 · 2 BR / 1 BA each



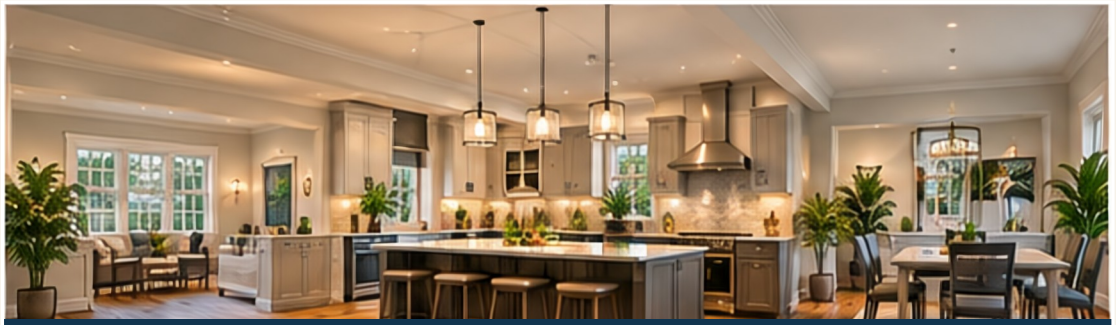
Option 1 — Single-Family Renovation

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts



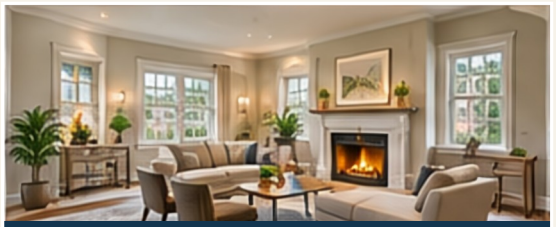
Existing exterior (photo) — Option 1 keeps the existing roofline; no dormers



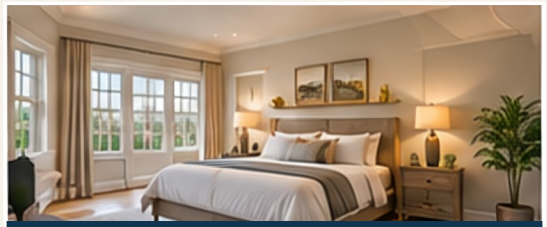
Kitchen & family area — representative concept imagery

Concept Program — Single-Family

- Retain one substantial historic residence within the verified Assessor envelope.
- **±3,708 SF** existing finished area; attic remains unfinished / bonus space.
- **5 BR / 3.5 BA**: primary suite plus four bedrooms; three full baths up, powder room down.
- Large kitchen with island and pantry; family room, living room, dining room; mudroom; second-floor laundry.
- Restore fireplaces, exposed framing, softwood / heart-pine floors and built-ins where feasible.



Living room — representative



Primary bedroom — representative

Interior images are representative concept imagery of finish level and do not depict specific plan rooms.

Zoning path (Shirley bylaw §3.6, Aug. 2026). Single-family — existing use; no change of use. NSV minimum lot area for single-family is 20,000 SF (§3.6.2.a); parking 2 spaces (§5.5). Renovation proceeds under building permits; any extension of the c.1830 structure should be checked against the nonconforming-structure rules (§2.4).

VERIFIED — BYLAW

1 residence	5 BR / 3.5 BA	±3,708 SF	Attic	No dormers
Single-family	Concept program	Existing finished area	Unfinished / bonus	Existing roofline kept

Due-diligence note. Conceptual study derived from Assessor information and public/historical property information. Not measured as-built plans or architectural drawings. Buyer to verify dimensions, structure, systems, code, historic requirements and permits.

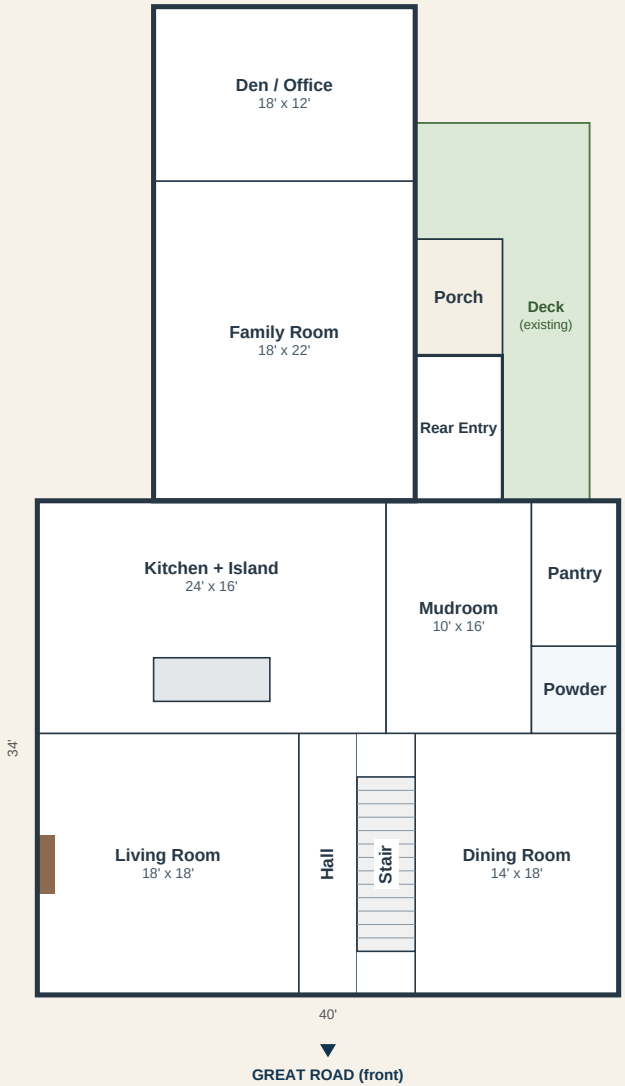
Option 1 — Conceptual Floor Plans

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

First Floor

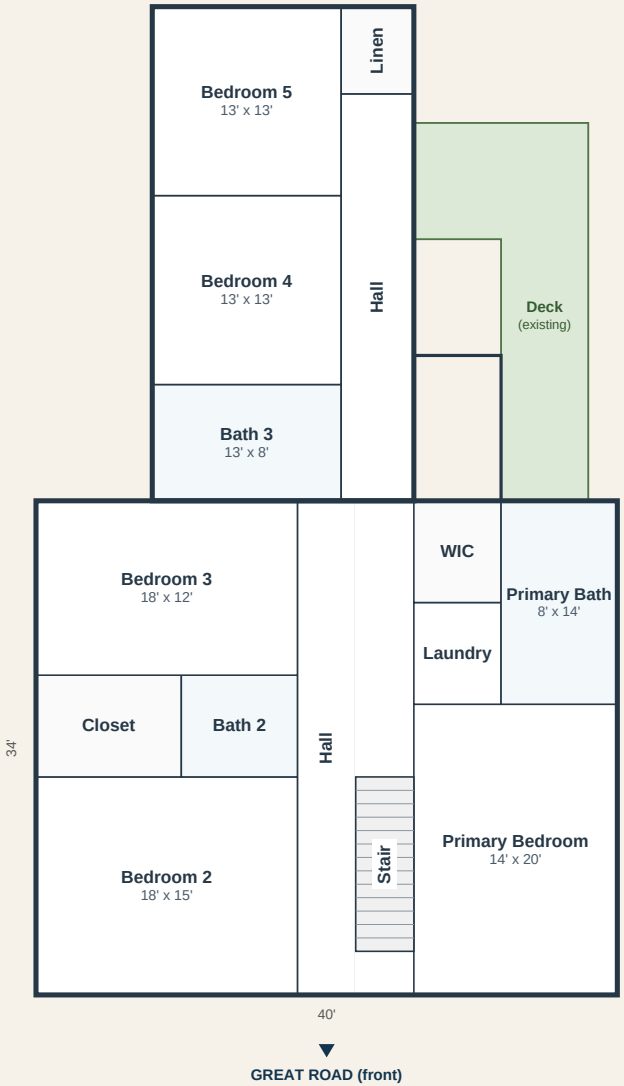
Living, dining, kitchen, family, mudroom



Conceptual layout — not as-built

Second Floor

Primary suite + 4 bedrooms, laundry



Conceptual layout — not as-built

OPTION 1 PROGRAM

- **5 BR / 3.5 BA** · ±3,708 SF existing finished area
- 1st floor: living room, dining room (built-ins), kitchen + island, pantry, mudroom, powder room, family room, den / office, rear entry
- 2nd floor: primary bedroom, primary bath, walk-in closet, bedrooms 2–5, bath 2, bath 3, laundry
- Existing deck and open porch retained; attic unfinished / bonus (not shown)

Floor	Bedrooms	Baths
First	—	½ (powder)
Second	5	3 full
Total	5 BR	3.5 BA

Drawn on the Assessor sketch footprint (40′×34′ main section + 18′×34′ attached section). Room sizes are nominal; exact walls, stairs and chimneys require field measurement. Plan dimensions are gross; the ±3,708 SF Assessor finished area governs.

Conceptual marketing plan only. Not an as-built plan, construction drawing, survey, zoning determination or representation of approved use. Dimensions subject to field verification. Unit count, condominium conversion, attic occupancy, dormers, parking and lot-line changes subject to survey, zoning, building/fire code and all required municipal and registry approvals.

Option 2 — Potential Two-Family Conversion

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts



Existing exterior (photo) — Option 2 keeps the existing roofline; no dormers



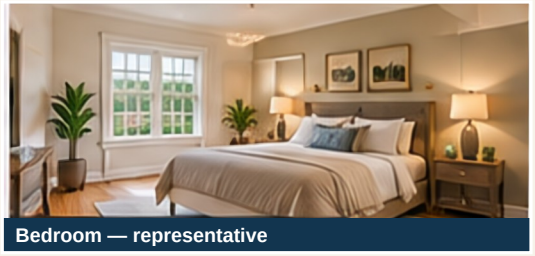
Kitchen & living — representative concept imagery

Concept Program — Two Units

- Two stacked dwelling units within the existing envelope.
- **Unit 1 — first floor: ±1,850 SF, 3 BR / 2 BA.**
- **Unit 2 — second floor: ±1,850 SF, 3 BR / 2 BA.**
- Each unit has its own kitchen and living / dining area, primary suite, second bath and laundry.
- Separate or code-compliant access (entries, stairs, second means of egress) to be resolved in design. No second-floor deck and no dormers are proposed.



Open kitchen / living — representative



Bedroom — representative

Interior images are representative concept imagery; they do not depict specific plan rooms or bedroom counts.

Zoning path (Shirley bylaw, Aug. 2026). Conversion of the existing single-family to two units is permitted by right in the North Shirley Village Business District (§3.6.1.b.2), subject to Planning Board Site Plan Review. Minimum lot area 25,000 SF; Lot B1 is ±30,049 SF measured to the brook centerline. Counted area per §2.10.2 to be confirmed by survey.

VERIFIED — BYLAW

2 units	3 BR / 2 BA	±1,850 SF	4 spaces	No dormers
Stacked flats	Each unit	Each unit (approx.)	Parking (§5.5)	Existing roofline kept

Due-diligence note. Fire separation, egress, utility metering and life-safety systems must be designed by qualified professionals and permitted under the building/fire code. Parking: 4 spaces (§5.5). Work near Mulpus Brook is subject to Conservation Commission review.

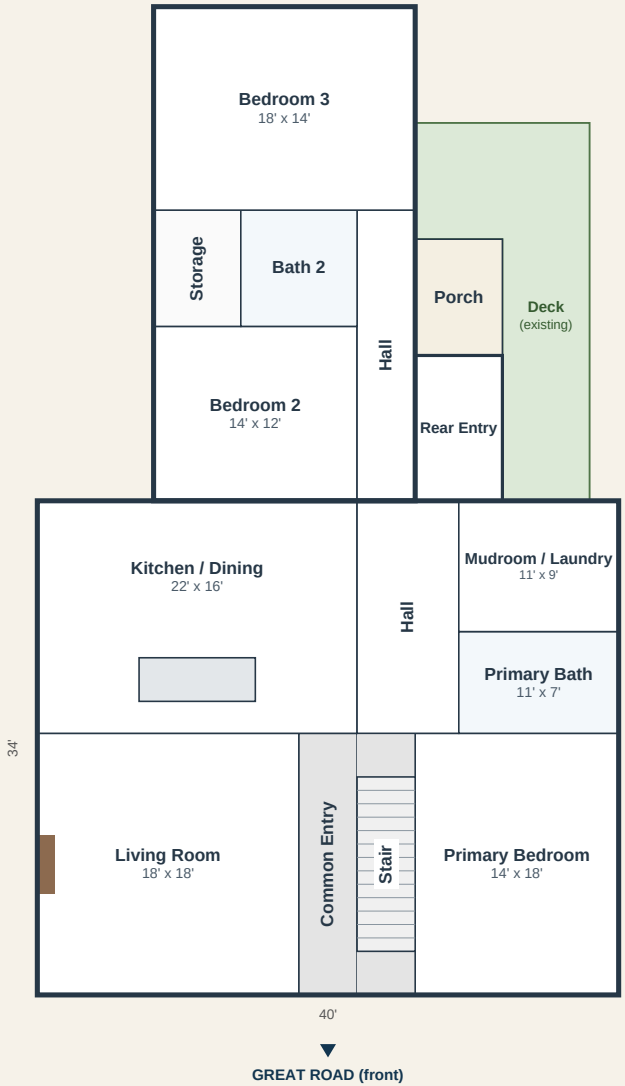
Option 2 — Conceptual Floor Plans

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

Unit 1 — First Floor

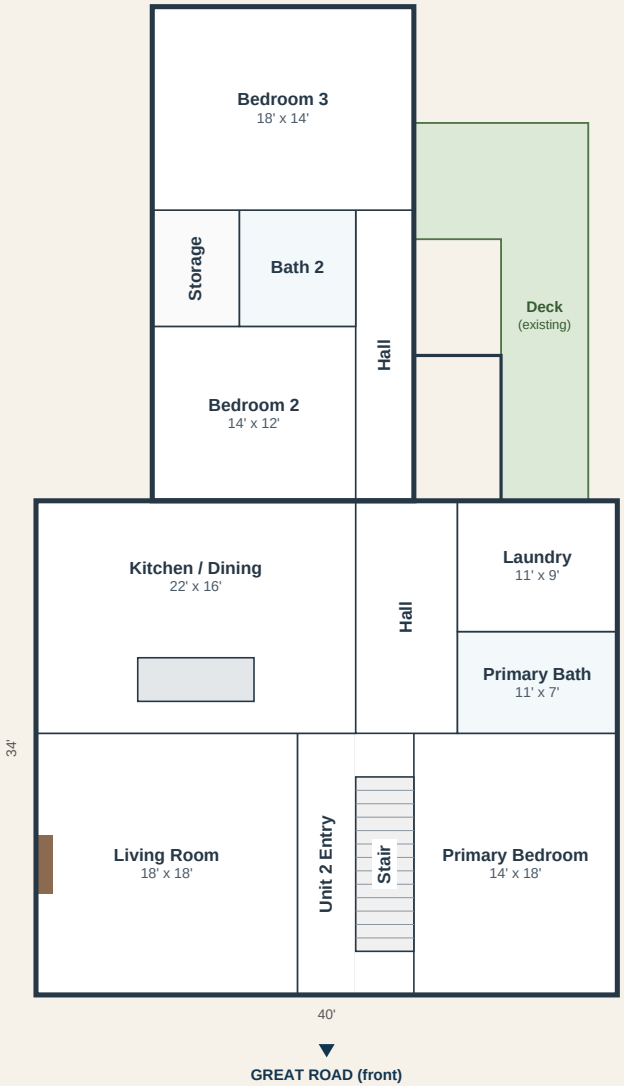
±1,850 SF · 3 BR / 2 BA



Conceptual layout — not as-built

Unit 2 — Second Floor

±1,850 SF · 3 BR / 2 BA



Conceptual layout — not as-built

OPTION 2 PROGRAM

- **Unit 1**: living room, kitchen / dining, primary bedroom + primary bath, bedrooms 2–3, bath 2, mudroom / laundry, rear entry
- **Unit 2**: same stacked layout; laundry in place of mudroom
- Unit 2 reached by the front stair from a common entry (shaded grey); code-compliant access and second egress to be resolved in design
- No second-floor deck; existing ground-level deck and porch serve Unit 1
- By right with Site Plan Review (§3.6.1.b.2); 25,000 SF minimum lot area; parking 4 spaces (§5.5)

Unit	Area	BR	BA
Unit 1 (1st)	±1,850 SF	3	2
Unit 2 (2nd)	±1,850 SF	3	2

Stairs align between floors. Unit areas are approximate concept living areas excluding the common entry/stair.

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Option 3 — Potential Three-Family with Attic Dormers

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts



Option 3 exterior concept — three gable dormers on the front roof slope (representative imagery)

Three stacked units + attic conversion

Unit	Level	Approx. area	BR / BA	Highlights
Unit 1	First floor	±1,300 SF	2 BR / 1 BA	Front entry hall; living / dining with fireplace
Unit 2	Second floor	±1,300 SF	2 BR / 1 BA	Same stacked layout as Unit 1
Unit 3	Attic / third floor	±1,100 SF	2 BR / 1 BA	Dormers and vaulted ceilings
Total		±3,700 SF	6 BR / 3 BA	Approximate unit living area

Zoning path (Shirley bylaw, Aug. 2026). Conversion of the existing single-family to three units is permitted by right in the North Shirley Village Business District (§3.6.1.b.3), subject to Planning Board Site Plan Review. Minimum lot area 30,000 SF (§4.1.2.a). Lot B1 is ±30,049 SF measured to the Mulpus Brook centerline; counted lot area under §2.10.2 (which excludes water bodies/rivers bordering the lot and requires 60% upland) to be confirmed by survey. Parking: 6 spaces, side or rear (§5.5, §4.1.4.d).

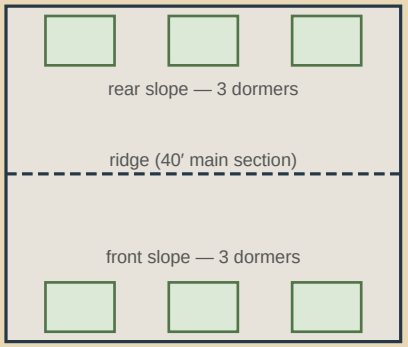
Imagery note. The house has no dormers today. The exterior rendering shows the front slope only; in this concept the rear slope carries three matching gable dormers. Unit 3 interiors show dormer window alcoves under a vaulted ceiling. All renderings are representative concept imagery.

AREA RECONCILIATION

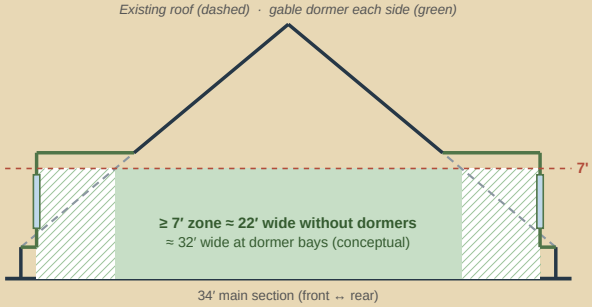
Unit areas are approximate concept living areas. The Assessor's ±3,708 SF finished area excludes the currently unfinished attic; Unit 3 would add area through attic conversion and dormers, while common stairs, entries, halls and mechanical space are excluded from unit areas. Final areas subject to design and field measurement.

DORMER SCHEME (CANONICAL)

Three gable dormers on each side (front and rear) of the 40′ main-section roof — six in total. No dormers are proposed for Options 1 and 2. Size and placement are illustrative, not an approved design.



▼ GREAT ROAD (front) · roof plan, schematic



Section: assumed 2′ knee wall and 10:12 pitch, for illustration only.

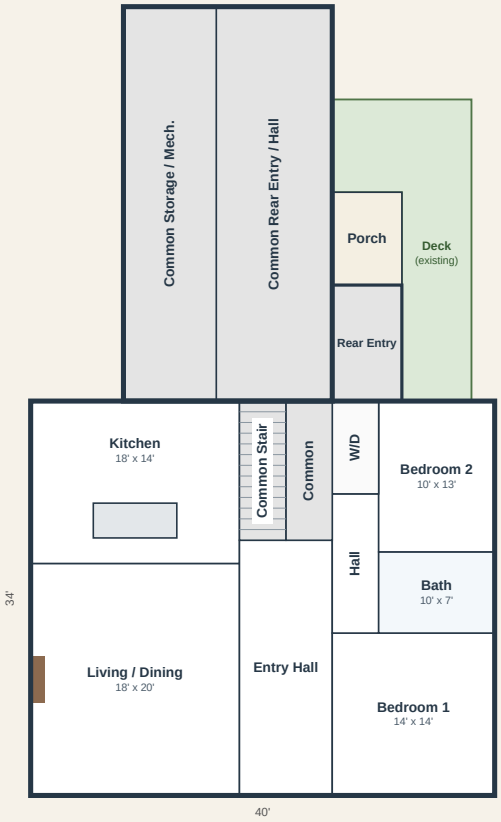
Option 3 — Conceptual Plan Set (Three Units)

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

Unit 1 — First Floor

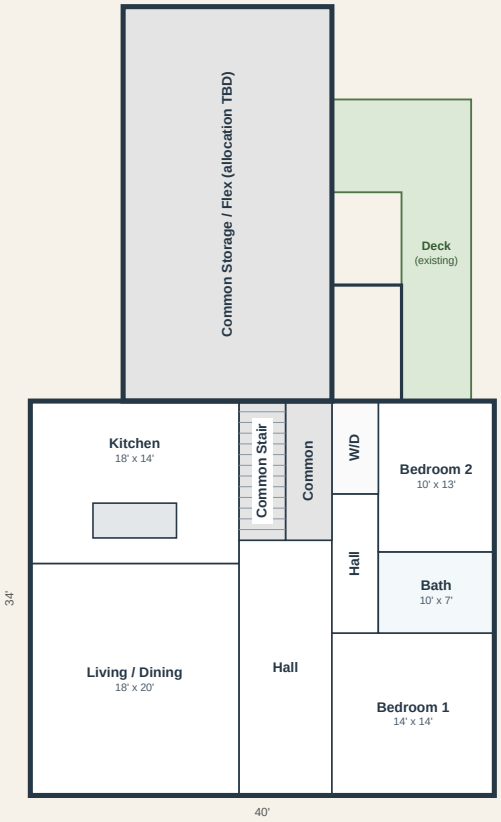
±1,300 SF · 2 BR / 1 BA



Conceptual layout — not as-built

Unit 2 — Second Floor

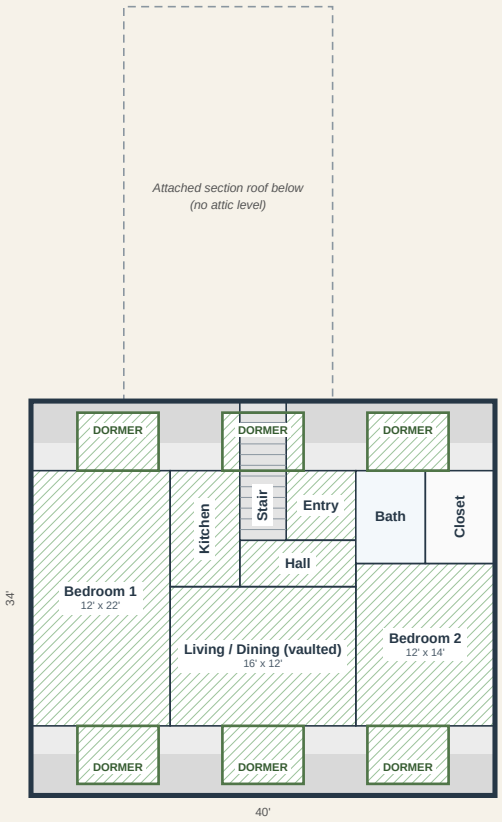
±1,300 SF · 2 BR / 1 BA



Conceptual layout — not as-built

Unit 3 — Attic / Third Floor

±1,100 SF · 2 BR / 1 BA · 6 dormers



Conceptual layout — not as-built

LEGEND

- ≥ 7′ headroom zone (conceptual)
- 5′–7′ headroom zone
- Under 5′ knee-wall zone (storage)
- Gable dormer bay (3 front + 3 rear)
- Common area — excluded from unit areas

One common stair serves all three levels (rear-centre of the main section, under the rear centre dormer). Common rear entry and storage / mechanical space occupy the attached section. Stair geometry, headroom, egress and fire separation to be designed. Parking: 6 spaces (§5.5), side or rear, none within 20′ of the front façade (§4.1.4.d); layout by site plan.

Unit	Level	Approx. area	Bedrooms	Baths	Rooms shown
Unit 1	First floor	±1,300 SF	2	1	Entry hall, living / dining, kitchen, bedroom 1, bedroom 2, bath, W/D
Unit 2	Second floor	±1,300 SF	2	1	Hall, living / dining, kitchen, bedroom 1, bedroom 2, bath, W/D
Unit 3	Attic / third floor	±1,100 SF	2	1	Entry, living / dining (vaulted), kitchen, bedroom 1, bedroom 2, bath, closet; 6 gable dormers
Total		±3,700 SF	6	3	Common stair, entries, storage / mechanical excluded from unit areas

Conceptual marketing plan only. Not an as-built plan, construction drawing, survey, zoning determination or representation of approved use. Dimensions subject to field verification. Unit count, condominium conversion, attic occupancy, dormers, parking and lot-line changes subject to survey, zoning, building/fire code and all required municipal and registry approvals.

Potential Expanded B1

Tied to Option 3 — optional additional land for added lot-area margin, parking and site flexibility

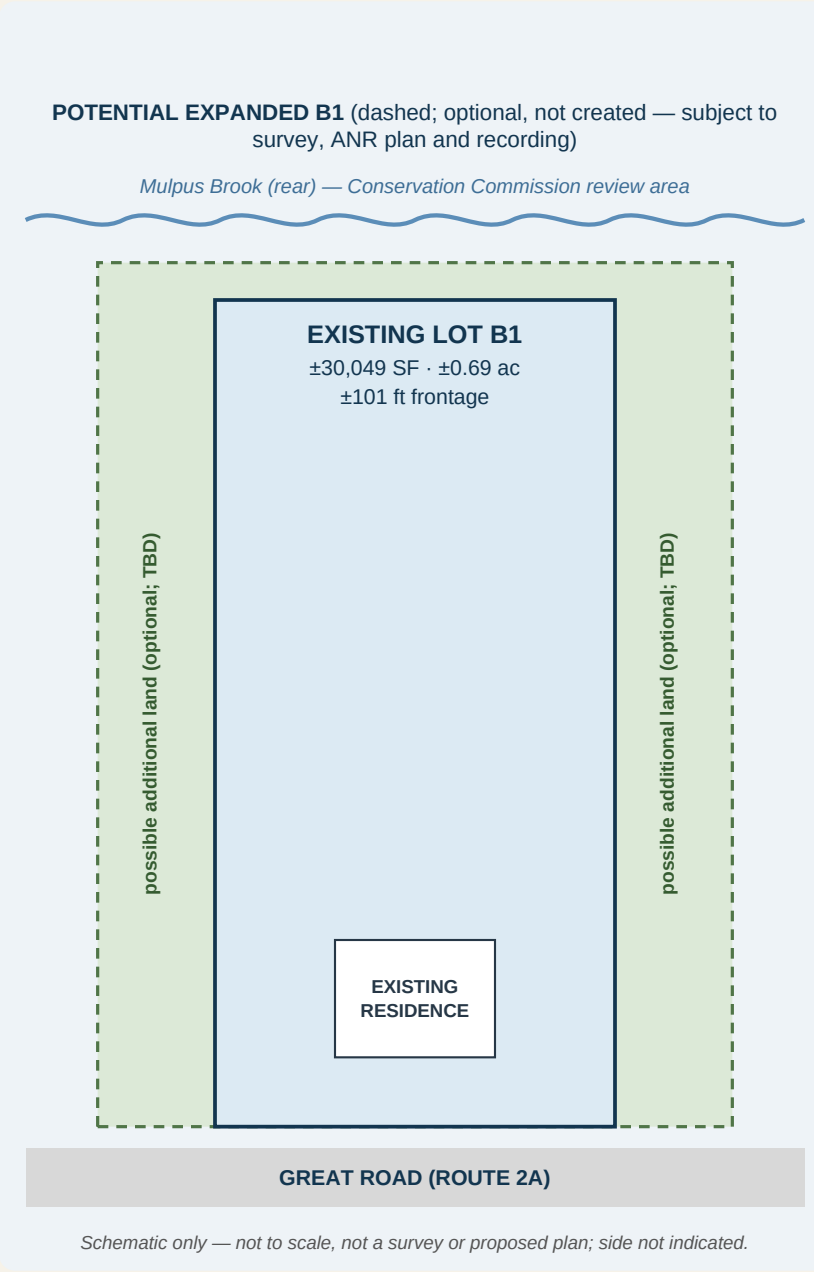
The seller controls adjoining land and may be able to convey additional land with Lot B1 by lot-line adjustment / ANR plan. This is an optional opportunity to enlarge the existing ±30,049 SF B1 parcel in connection with a three-unit conversion of the existing residence. Additional land could provide lot area above the 30,000 SF three-unit minimum (§4.1.2.a), plus room for parking and site planning.

Any lot-line adjustment, ANR plan, three-unit use, parking configuration, attic occupancy, dormers and other improvements are conceptual and subject to survey, Planning Board Site Plan Review, Conservation Commission review, building/fire code and all applicable municipal and registry approvals.

WHAT THIS DOES AND DOES NOT MEAN

- Optional opportunity only. An expanded parcel is not created and would exist only if a new plan is prepared, endorsed and recorded and a conveyance is completed; no land has been transferred.
- Adding land would not by itself authorize three-family use. The use remains subject to survey, Planning Board Site Plan Review, Conservation Commission review and building/fire code.
- Location, area and configuration of any additional land are to be determined by survey. Lot C1 (the barn parcel) is seller-retained and is not part of this offering.

Reference figure	Value (source)
Existing Lot B1	±30,049 SF (±0.69 ac) measured to the Mulpus Brook centerline; 101.00′ frontage (Plan 490)
Three-unit conversion	30,000 SF minimum lot area (§4.1.2.a); by right with Site Plan Review (§3.6.1.b.3)
Counted lot area (§2.10.2)	Excludes water bodies/rivers bordering the lot; 60% upland (18,000 SF of 30,000), 10,000 SF contiguous; to be confirmed by survey
Parking / rear setback	6 spaces for three 2-BR units, side or rear (§5.5, §4.1.4.d); rear setback 50′



Schematic only — not to scale, not a survey or proposed plan; side not indicated.

Potential Condominium Conversion

CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

Concept: Three Potential Individual Condominium Units

Under Option 3, a buyer could evaluate converting the residence into three stacked dwellings and then creating a condominium so that each dwelling becomes a **potential individual condominium unit**. The units are not presently approved, do not exist as condominium units, and cannot presently be sold separately. The condominium concept depends first on the three-family conversion being permitted and built.

WHAT LEGAL CREATION WOULD REQUIRE

- Master deed establishing the condominium (M.G.L. c. 183A)
- Unit boundaries and floor plans for each unit
- Definition of common areas and any limited common areas
- Percentage interests for each unit
- Condominium documents: declaration of trust / bylaws, rules, budget
- Parking rights and assignment
- Utility arrangements: metering, shared systems, easements
- Building / fire code compliance for the converted building
- Zoning / use compliance for three dwelling units
- All required municipal approvals and permits
- Recording of the master deed and plans at the Registry of Deeds
- Site plan / survey and any lot-line work, if pursued

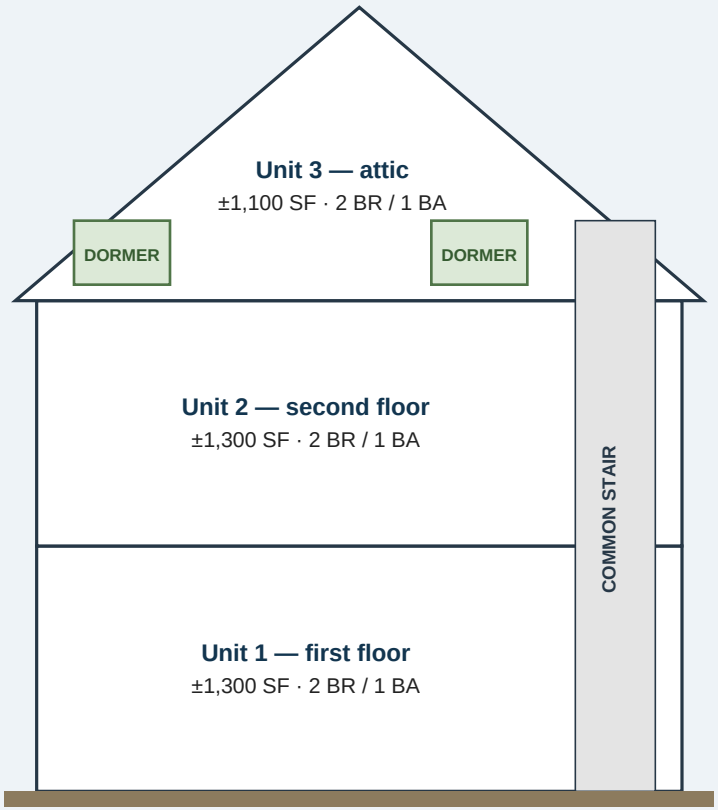
TYPICAL SEQUENCE (ILLUSTRATIVE)

1. Survey confirms counted lot area (§2.10.2); Planning Board Site Plan Review (§7.2.5)
2. Design, building / fire permits and construction
3. Certificates of occupancy for the three dwellings
4. Condominium plans, master deed and documents prepared by counsel
5. Record master deed and plans; only then could units be offered individually

Zoning path (Shirley bylaw, Aug. 2026). Conversion of the existing single-family to three units is permitted by right in the North Shirley Village Business District (§3.6.1.b.3), subject to Planning Board Site Plan Review. Minimum lot area 30,000 SF (§4.1.2.a). Lot B1 is ±30,049 SF measured to the Mulpus Brook centerline; counted lot area under §2.10.2 (which excludes water bodies/rivers bordering the lot and requires 60% upland) to be confirmed by survey.

Status. Potential individual condominium unit — not presently approved or separately saleable. No representation is made that three-family use, condominium conversion, attic occupancy, dormers or parking can be approved. Buyers should consult Massachusetts counsel, a registered architect and the Town of Shirley before relying on this concept.

CONCEPT STACKING (SCHEMATIC)



Unit areas exclude common stair, entries, halls and mechanical space.
Total approximate unit living area ±3,700 SF.

Unit 1 — First Floor (Concept)

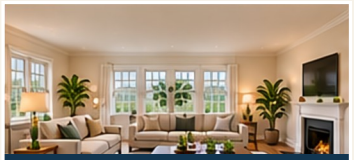
CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

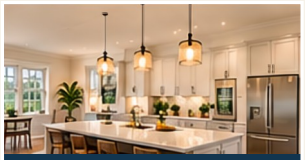
Potential individual condominium unit — not presently approved or separately saleable



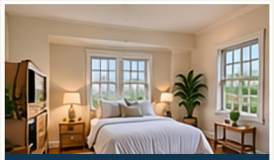
Unit 1 — Potential Individual Condominium Unit (Concept) · representative exterior imagery



Living / dining



Kitchen



Bedroom



Bath

Common elements (concept). Common stair, common rear entry, porch / deck access and storage / mechanical space in the attached section; parking, percentage interests and limited common areas to be defined in any master deed.

Concept marketing sheet. Renderings are representative concept imagery, not depictions of existing conditions or specific plan rooms. Unit area is an approximate concept living area excluding common areas. Three-unit conversion is permitted by right subject to Planning Board Site Plan Review (§3.6.1.b.3), with a 30,000 SF minimum lot area (§4.1.2.a); counted lot area to be confirmed by survey. Condominium creation, attic occupancy and dormers also require building/fire code, municipal and registry approvals.

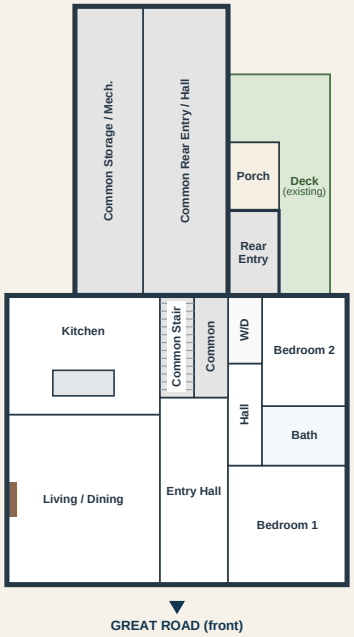
Unit 1

Option 3 · potential condominium concept

Level	First floor
Approx. area	±1,300 SF
Bedrooms / baths	2 BR / 1 BA
Entry	Front entry hall

- Living / dining with fireplace
- Kitchen with island
- Two bedrooms; one full bath; in-unit W/D
- Access to common rear entry and storage

Unit 1 plan (matches Option 3 plan set)



Conceptual layout — not as-built

Unit 2 — Second Floor (Concept)

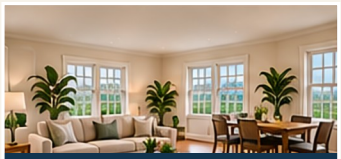
CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

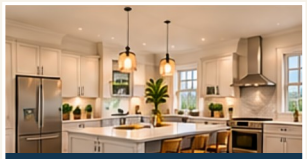
Potential individual condominium unit — not presently approved or separately saleable



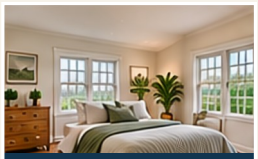
Unit 2 — Potential Individual Condominium Unit (Concept) · representative exterior imagery



Living / dining



Kitchen



Bedroom



Bath

Unit 2

Option 3 · potential condominium concept

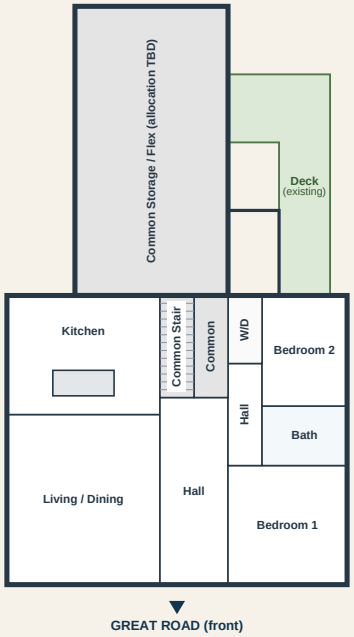
Level	Second floor
Approx. area	±1,300 SF
Bedrooms / baths	2 BR / 1 BA
Entry	Via common stair

- Stacked layout matching Unit 1
- Open living / dining and kitchen
- Two bedrooms; one full bath; in-unit W/D
- Second-floor light on all sides

Common elements (concept). Common stair, common rear entry, porch / deck access and storage / mechanical space in the attached section; parking, percentage interests and limited common areas to be defined in any master deed.

Concept marketing sheet. Renderings are representative concept imagery, not depictions of existing conditions or specific plan rooms. Unit area is an approximate concept living area excluding common areas. Three-unit conversion is permitted by right subject to Planning Board Site Plan Review (§3.6.1.b.3), with a 30,000 SF minimum lot area (§4.1.2.a); counted lot area to be confirmed by survey. Condominium creation, attic occupancy and dormers also require building/fire code, municipal and registry approvals.

Unit 2 plan (matches Option 3 plan set)



Conceptual layout — not as-built

Unit 3 — Attic / Third Floor with Dormers

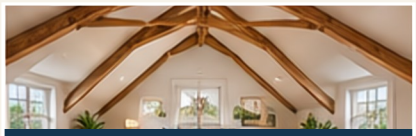
CONCEPTUAL

189 Great Road – Lot B1 | Shirley, Massachusetts

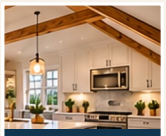
Potential individual condominium unit — not presently approved or separately saleable



Unit 3 — Potential Individual Condominium Unit (Concept) · vaulted attic with dormer alcoves



Living (vaulted)



Kitchen



Bedroom (dormer)



Bath

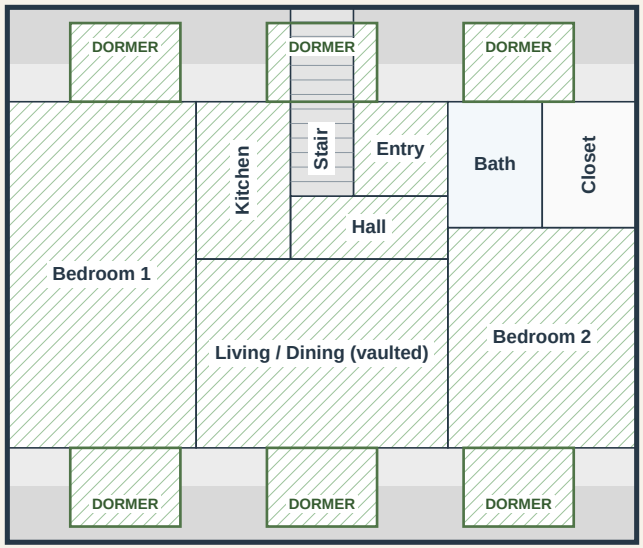
Unit 3

Option 3 · potential condominium concept

Level	Attic / third floor
Approx. area	±1,100 SF
Bedrooms / baths	2 BR / 1 BA
Dormers	3 front + 3 rear (gable)

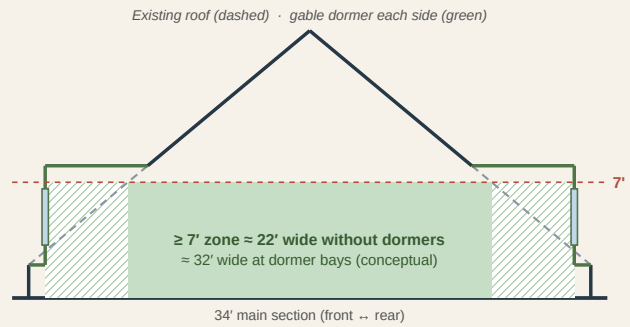
- Vaulted ceilings with exposed beams
- Gable-dormer window alcoves add headroom and light
- Two bedrooms; one full bath
- Knee-wall zones used for storage

Unit 3 plan (matches Option 3 plan set)



Conceptual layout — not as-built

ATTIC SECTION AT A DORMER BAY (CONCEPTUAL)



Concept marketing sheet. Renderings are representative concept imagery, not depictions of existing conditions or specific plan rooms. Unit area is an approximate concept living area excluding common areas. Three-unit conversion is permitted by right subject to Planning Board Site Plan Review (§3.6.1.b.3), with a 30,000 SF minimum lot area (§4.1.2.a); counted lot area to be confirmed by survey. Condominium creation, attic occupancy and dormers also require building/fire code, municipal and registry approvals.

Next Steps & Contact

Buyer Due Diligence Checklist

- **Survey**: confirm Lot B1 per Plan 490 of 2020 and Deed 72255-280, and compute counted lot area excluding the Mulpus Brook channel and the upland outside WPA resource areas (§2.10.2).
- **Zoning determination**: obtain a written determination from the Shirley Building Commissioner / zoning enforcement officer on how §2.10.2 applies to Mulpus Brook; confirm existing single-family status and any nonconformity (§2.4).
- **Site Plan Review**: Planning Board Site Plan Review for a two- or three-unit conversion (§3.6.1.b, §7.2.5); no building permit until approval (§7.3.1); confirm hearing procedure (§4.1.5).
- **Conservation Commission**: review for any work near the brook (wetlands, Flood Zone AE, 200′ riverfront line on Plan 668 of 2017).
- **Building / fire code**: attic occupancy, stairs, egress, fire separation, alarms / sprinklers, energy code.
- **Parking**: Option 1 = 2 spaces, Option 2 = 4 spaces, Option 3 = 6 spaces (§5.5), side or rear, none within 20′ of the front façade (§4.1.4.d); 50′ rear setback.
- **Structure & systems**: framing, foundation, chimneys, roof; steam / oil heat; electrical; plumbing.
- **Utilities**: public water and sewer capacity; sewer pump chamber on Plan 490; metering for multiple units.
- **Connecting structure**: status of the portion noted "proposed to be razed" on Plan 490 (barn is on seller-retained Lot C1).
- **Optional expanded B1**: survey, new ANR plan, endorsement, recording and conveyance.
- **Condominium** (if pursued): counsel, master deed, plans, documents and recording. **Historic**: verify reported features.

	Option 1	Option 2	Option 3
Zoning path	Existing single-family use	By right with SPR (§3.6.1.b.2); 25,000 SF min.	By right with SPR (§3.6.1.b.3); 30,000 SF min. (counted area to be confirmed by survey); optional expanded B1 available
Parking (§5.5)	2 spaces	4 spaces	6 spaces (side / rear)

Verified zoning (Town of Shirley Protective Zoning Bylaw, Aug. 2026).
Option 2: Conversion of the existing single-family to two units is permitted by right in the North Shirley Village Business District (§3.6.1.b.2), subject to Planning Board Site Plan Review. Minimum lot area 25,000 SF; Lot B1 is ±30,049 SF measured to the brook centerline. Counted area per §2.10.2 to be confirmed by survey.
Option 3: Conversion of the existing single-family to three units is permitted by right in the North Shirley Village Business District (§3.6.1.b.3), subject to Planning Board Site Plan Review. Minimum lot area 30,000 SF (§4.1.2.a). Lot B1 is ±30,049 SF measured to the Mulpus Brook centerline; counted lot area under §2.10.2 (which excludes water bodies/rivers bordering the lot and requires 60% upland) to be confirmed by survey.

CONTACT

Kent Leung
Kent Ventures Group
kent@kentventuresgroup.com

189 Great Road — Lot B1
Shirley, Massachusetts

$499,000

Parcel 80 A 3 · Lot B1, Plan 490 of 2020
±30,049 SF · ±3,708 SF finished

Suggested next steps
1. Review the recorded plans, Assessor record and zoning summary.
2. Walk the property with your architect, surveyor and contractor.
3. Meet with Shirley Planning Board, Building Commissioner and Conservation staff.
4. Select a path (Option 1, 2 or 3) and scope survey, design and Site Plan Review.

Prepared for marketing purposes. Not a survey, plan or zoning opinion.

Conceptual marketing plan only. Not an as-built plan, construction drawing, survey, zoning determination or representation of approved use. Dimensions subject to field verification. Unit count, condominium conversion, attic occupancy, dormers, parking and lot-line changes subject to survey, zoning, building/fire code and all required municipal and registry approvals.