

33 PRISCILLA RD

Woonsocket, RI 02895

NBRHD: EAST WOON/WALNUT HILL

Plat: 53 Lot: 121

Zoning: r-2 Block:

Assessment: \$ 153000.00

Real Estate \$ 3455.00

Tax Year: 2012

Fire District Tax: \$ 0.00

Asn Fee: \$ 0.00 Asn Fee Per:

Days On Market: 113



Sold Price:
List Price: \$ 207,500
Original Price: \$ 207,500

Aprox Lot SF: 9,147 SqFt

Aprox Acres: 0.21 Acres

Frontage: 80

Internet / Address Display: Y/Y

IDX / Address Display: Y/Y

RILiving.com / Address Y/Y

Realtor.com / Address Display Y/Y

Allow AVM / Comments: N/N

Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1955	Full / Half Baths: 1 / 0	Foundation: 40 x 26 , Type:Concrete
Aprox Abv Grd Liv Area: 1136.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 852	Total Rms: 7	Levels: 2	Subsidized Housing: N
Aprox Total Liv Area: 1988	Living Area Source: Tax Assessor	Historic: None	

Awesome updated Ranch in Walnut Hill. New kitchen with Corian counters, hardwoods, fireplace, updated bath, large lot. A must see, not a short sale.

Lower Level: family room

1st Floor: lv, dn, kit, 3dbr, tbts

2nd Floor: attic

3rd Floor:

Living Room: Master Bdrm:

Interior: Attic Storage

Rooms: Dining Area, Family Room, Laundry Area, Workshop, Master Bedroom on 1st Floor

Fin Floor: Hardwood, Ceramic, Wall to Wall Carpet

Wall: Plaster

Basement: ,Full ,Interior Only ,Part Finished ,85 ,1 ,Playroom ,Storage Area

Fireplace: 1 / Brick

Handicap Acc:

Equipment: Refrigerator, Oven/Range, Dishwasher, Ceiling Fan, Cable TV

Garage: Attached, Door Opener

Garage Spaces: 1 On-Site Parking: 3

Exterior: Shingles, Wood, Insulated Glass Windows, Deck

Water Amenities:

Underground Tank Size/Type: None / None

Near: Shopping, Bus, Commuter Bus, Highway Access, Public School

Lot: Paved Driveway, Fenced Yard

Heat System: Forced Air

Electric: 100 Amps, Circuit Breaker

Heating Fuel: Gas Water Supply: Connected

Plumbing: Mixed

Insulation: Walls, Ceiling

Aprx Heat \$: Undetermined Hot Water: Gas

Cooling: Central Air

Sewer: Connected

Listing Agent: 5888

Michael Plante

mpsold@cox.net

401-487-7600

Listing Office: RESI04

Residential Properties Ltd.

401-333-9333

Showing Agent: 5888

Michael Plante

mpsold@cox.net

401-487-7600

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: Txt list agent 401-487-7600, 24 hr. notice preferred

Comp to Coop Broker: 3% ns

Comp Comments:

Off Mkt date:

Closed Date:

List Price: \$ 207,500

Seller 2nd:

Contract date:

Financing:

Sold Price:

Seller Pays CC:

Seller Paid:

Terms:

Type of sale:

Pertinent Sale Data:

Days on Market: 113

Coop Office:

Coop Agent:

178 HALSEY RD

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 0 Lot: 7942

Zoning: Block:

Assessment: \$ 205500.00

Real Estate \$ 5305.00

Tax Year: 2014

Fire District Tax: \$ 0.00

Asn Fee: Asn Fee Per:

Days On Market: 35



Sold Price:

List Price: \$ 199,999

Original Price: \$ 219,990

Aprox Lot SF: 7,942 SqFt

Aprox Acres:

Frontage:

Internet / Address Display: Y/Y

IDX / Address Display: N/N

RILiving.com / Address Y/Y

Realtor.com / Address Display Y/Y

Allow AVM / Comments: Y/Y

Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1960	Full / Half Baths: 2 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1008.0	Bedrooms: 4	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 1008	Total Rms: 12	Levels: 2	Subsidized Housing: N
Aprox Total Liv Area: 2016	Living Area Source: Appraisal	Historic: None	

PRICED TO SELL! Newly renovated Ranch in highly desired East Woonsocket. Finished basement w/porcelain tile flooring, hardwoods throughout 1st level. Gorgeous granite countertops, brand new Samsung SS app. HIGHEST & BEST in by 5/15 11:59 PM. Act Now!

Lower Level: 5

1st Floor: 7

2nd Floor:

3rd Floor:

Living Room: Master Bdrm:

Interior: Attic Storage, Internal Expansion, Attic Stairs

Rooms: Foyer/Hall, Dining Room, Dining Area, Eat In Kitchen, Family Room, Den, Recreation Room, Laundry Area, Laundry Room, Utility Room, Workshop, Great Room, Media Room, Living Room, Master Bedroom on 1st Floor

Equipment: Refrigerator, Oven/Range, Dishwasher, Garbage Disposal, Hood, Exhaust Fan, Ceiling Fan, Microwave, Alarm Owned, Whirlpool, Satellite Dish

Garage: Attached

Garage Spaces: 2

On-Site Parking: 4

Exterior: Brick, Shingles, Wood, Insulated Glass Windows, Storm Windows, Breezeway, Patio

Water Amenities:

Underground Tank Size/Type: Unknown / Unknown

Near: Shopping, Highway Access

Lot: In-ground Pool, Paved Driveway, Corner

Heat System: Baseboard

Electric: 220 Volts

Heating Fuel: Oil, Electric

Water Supply: Connected

Plumbing: Copper, PVC, Mixed

Insulation: Walls, Ceiling, Floors

Aprx Heat \$: 0-300

Hot Water: Electric

Cooling: Central Air

Sewer: Connected

Listing Agent: 14782

Kenneth Olson

kolson@negroup.com

Listing Office: HOMR

New England Group Serv., Inc.

401-433-0101

List Date: Entry Only: N Limited Service: N Occupancy: Vacant Lockbox / #: None

Exp Date: Photo: F RE Lic Owner: Y List Contract: Exclusive Brokerage Sign on Property: Y

Show Instr:

Comp to Coop Broker: 2.5

Comp Comments:

Off Mkt date:

Closed Date:

List Price: \$ 199,999

Seller 2nd:

Contract date:

Financing:

Sold Price:

Seller Pays CC:

Seller Paid:

Terms: Seller 1st

Type of sale:

Pertinent Sale Data:

Days on Market: 35

Coop Office:

Coop Agent:

Broker Display

Information Deemed Reliable But Not Guaranteed. All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.

06/17/14

121 PRISCILLA RD

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 53C Lot: 066
 Zoning: Block:
 Assessment: \$ 146800.00
 Real Estate \$ 2888.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price:
 List Price: \$ 199,000
 Original Price: \$ 207,000
 Aprox Lot SF: 7,753 SqFt
 Aprox Acres:
 Frontage:
 Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Days On Market: 60

Type: Ranch	Year Built: 1955	Full / Half Baths: 1 / 1	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1040.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 640	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1680	Living Area Source: Tax Assessor	Historic: None	

Beautiful corner lot in desirable East Woon. New Kitchen and appliances, fireplace , awesome level back yard. Vinyl siding, semi finished lower level. Come see this home, you will not be disappointed. Call me today. Sellers said SELL!!

Lower Level: Family room half bath
 1st Floor: living room, eat in kit, 3 beds bath
 2nd Floor:
 3rd Floor:
 Living Room: Master Bdrm:
 Interior:
 Rooms: Eat In Kitchen, Family Room, Laundry Room, Workshop

Fin Floor: Wall to Wall Carpet
 Wall:
 Basement: ,Full ,Interior Only ,Part Finshed ,66 ,3 ,Work
 Fireplace: 1 / Brick
 Handicap Acc:

Equipment: Refrigerator, Oven/Range, Dishwasher, Hood

Garage: Attached, Door Opener

Garage Spaces: 1 On-Site Parking:

Exterior: Vinyl Siding, Storm Door

Water Amenities:

Underground Tank Size/Type: None / None

Near:

Lot: Paved Driveway, Out Building

Heat System: Forced Air

Electric: Circuit Breaker, 100 Amps

Heating Fuel: Gas

Water Supply: Connected

Plumbing: Mixed

Insulation: Walls, Ceiling, Floors

Aprx Heat \$: 601-900

Hot Water: Gas

Cooling: None

Sewer: Connected

Listing Agent: 28226
 Lee Meyer
lameyer0618@aol.com
 401-309-9192

Listing Office: FNST
 Finest Real Estate
 401-419-7116

lameyer0618@aol.com
 401-309-9192

List Date:	Entry Only: N	Limited Service: N	Occupancy: 1-30 Days	Lockbox / #: None
Exp Date:	Photo: R	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: 24 hour notice

Comp to Coop Broker: 2.25ns

Comp Comments:

Off Mkt date:	Closed Date:	List Price: \$ 199,000	Seller 2nd:
Contract date:	Financing:	Sold Price:	Seller Pays CC: Seller Paid:
Terms:	Type of sale:		
Pertinent Sale Data:	Days on Market: 60		
Coop Office:	Coop Agent:		

461 KNOLLWOOD DR**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET****Plat:** 57 **Lot:** 117**Zoning:** **Block:****Assessment:** \$ 167400.00**Real Estate** \$ 4050.00**Tax Year:** 2013**Fire District Tax:** \$ 0.00**Asn Fee:** **Asn Fee Per:****Days On Market:** 34**Sold Price:****List Price:** \$ 198,000**Original Price:** \$ 219,000**Aprox Lot SF:** 10,454 SqFt**Aprox Acres:** 0.24 Acres**Frontage:****Internet / Address Display:** Y/Y**IDX / Address Display:** Y/Y**RILiving.com / Address** Y/Y**Realtor.com / Address Display** Y/Y**Allow AVM / Comments:** N/N**Send to ListHub:** Y**Open House:**

Type: Ranch	Year Built: 1970	Full / Half Baths: 2 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1188.0	Bedrooms: 2	Under Construction: N	REO/Lender Owned: N Short Sale: Y
Aprox Blw Grd Liv Area: 325	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1513	Living Area Source: Tax Assessor	Historic: None	

Beautiful remodeled ranch in East Woonsocket. Property features: Central air, hardwoods, repl.windows,maple kitchen w/granite, partially finished basement w/bath, sliders to huge deck and fenced yard, plus 2 car garage! Subj. to Short Sale approval.

Lower Level: Den,Bath**1st Floor:** Lr,Dr,Kit,Den,Bath,Br,BR**2nd Floor:****3rd Floor:****Living Room:** **Master Bdrm:****Interior:** Cathedral Ceilings, Skylite, Attic Storage**Rooms:** Dining Area, Den**Fin Floor:** Hardwood, Ceramic, Wall to Wall Carpet, Laminate**Wall:** Plaster, Dry Wall**Basement:** ,Full ,Interior Only ,Part Finshed ,50 ,1 ,Bathroom**Fireplace:** 0 / None**Handicap Acc:****Equipment:** Refrigerator, Oven/Range, Dishwasher, Microwave**Garage:** Attached, Door Opener**Garage Spaces:** 2**On-Site Parking:****Exterior:** Vinyl Siding, Insulated Glass Windows, Deck**Water Amenities:****Underground Tank Size/Type:** None / None**Near:** Shopping, Bus, Highway Access, Private School, Public School, Hospital, Recreational Facility**Lot:** Paved Driveway, Fenced Yard, Out Building, Sprinklers**Heat System:** Forced Air**Electric:** 200 Amps**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Walls**Aprx Heat \$:** 601-900**Hot Water:** Gas, Tank**Cooling:** Central Air**Sewer:** Connected**Listing Agent:** 20638

Steve Koback

steve.koback@gmail.com

401-744-6684

Listing Office: RADR02

RE/MAX American Dream

401-721-5810

Showing Agent: 20638

Steve Koback

steve.koback@gmail.com

401-744-6684

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: 24 hrs. appreciated; Call Steve: 401-744-6684**Comp to Coop Broker:** 3%ns Subj.to Lender Approval**Comp Comments:** Compensation subject to Lender Approval: 50% of Lender Approved Commission**Off Mkt date:****Closed Date:****List Price:** \$ 198,000**Seller 2nd:****Contract date:****Financing:****Sold Price:****Seller Pays CC:****Seller Paid:****Terms:** Subject to Lenders Approval**Type of sale:****Pertinent Sale Data:****Days on Market:** 34**Coop Office:****Coop Agent:**

304 WALNUT HILL RD**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET**

Plat: 61 Lot: 24
 Zoning: R2 Block:
 Assessment: \$ 167000.00
 Real Estate \$ 4000.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price:
 List Price: \$ 192,500
 Original Price: \$ 192,500
 Aprox Lot SF: 14,000 SqFt
 Aprox Acres:
 Frontage:
 Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:**Days On Market: 15**

Type: Ranch, Raised Ranch	Year Built: 1970	Full / Half Baths: 1 / 0	Foundation: 36 x 26 , Type:Concrete
Aprox Abv Grd Liv Area: 936.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 120	Total Rms: 5	Levels: 2	Subsidized Housing: N
Aprox Total Liv Area: 1056	Living Area Source: Tax Assessor		Historic: None

EAST WOONSOCKET OFFERS THIS LOVELY TRUE RAISED RANCH WITH 3 BEDROOMS AND HARDWOOD FLOORS! POSSIBLE 4TH BEDROOM IN LOWER LEVEL. AN ADORABLE COUNTRY RANCH LOCATED IN AN ESTABLISHED NEIGHBORHOOD! COME SEE FOR YOURSELF!!

Lower Level: BR/DEN, BASEMENT, GARAGE**1st Floor:** EIK LR BTS 3BR**2nd Floor:****3rd Floor:****Living Room:** **Master Bdrm:****Interior:****Rooms:****Equipment:** Refrigerator, Oven/Range**Fin Floor:** Hardwood, Vinyl**Wall:****Basement:** ,Full ,Walkout ,Part Finshed ,25 ,1 ,Bedroom(s)**Fireplace:** 0 / None**Handicap Acc:****Garage:** Integral**Garage Spaces:** 1 **On-Site Parking:** 4**Exterior:** Insulated Glass Windows, Vinyl Siding**Water Amenities:****Underground Tank Size/Type:** None / None**Near:** Shopping, Bus, Commuter Bus, Highway Access, Public School, Hospital, Recreational Facility**Lot:****Heat System:** Forced Air**Electric:** 100 Amps, Circuit Breaker**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Walls, Ceiling**Aprx Heat \$:** 901-1200**Hot Water:** Gas**Cooling:** None**Sewer:** Connected**Listing Agent:** 14092Ellen Rousselle
erousselle64@gmail.com**Listing Office:** FONTFontaine Real Estate, Inc.
401-769-7821**Showing Agent:** 14092Ellen Rousselle
erousselle64@gmail.com
401-42609271

List Date:	Entry Only: N	Limited Service: N	Occupancy: 1-30 Days	Lockbox / #: None
Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: TEXT LISTING AGENT AT 426-9271 OR EMAIL EROUSSELLE64@GMAIL.COM - 24 HOUR NOTICE PLEASE. BUYERS AGENT MUST BE AT ALL SHOWINGS.

Comp to Coop Broker: 2.5%**Comp Comments:****Off Mkt date:****Closed Date:****List Price:** \$ 192,500**Seller 2nd:****Contract date:****Financing:****Sold Price:****Seller Pays CC:****Seller Paid:****Terms:****Type of sale:****Pertinent Sale Data:****Days on Market:** 15**Coop Office:****Coop Agent:**

29 NIMITZ RD

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 53 Lot: 80
 Zoning: R2 Block:
 Assessment: \$ 137100.00
 Real Estate \$ 4738.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price:
 List Price: \$ 169,900
 Original Price: \$ 169,900
 Aprox Lot SF: 8,400 SqFt
 Aprox Acres:
 Frontage: 70
 Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: N/N
 Send to ListHub: Y

Open House:

Days On Market: 24

Type: Ranch	Year Built: 1957	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1040.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 520	Total Rms: 5	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1560	Living Area Source: Tax Assessor	Historic: None	

Beautiful ranch home in quiet neighborhood. Well maintained, fenced-in back yard with storage shed.

Lower Level: 2

1st Floor: 5

2nd Floor:

3rd Floor:

Living Room: Master Bdrm:

Interior:

Rooms: Eat In Kitchen, Family Room

Fin Floor: Hardwood, Wall to Wall Carpet

Wall:

Basement: ,Full ,Interior Only ,Part Finshed ,50 ,3 ,Playroom ,Laundry ,Common

Fireplace: 0 / None

Handicap Acc:

Equipment: Oven/Range, Washer, Dryer, Ceiling Fan, Hood, Dishwasher

Garage: Carport

Garage Spaces: 1 On-Site Parking: 3

Exterior: Vinyl Siding

Water Amenities:

Underground Tank Size/Type: None / None

Near: Shopping, Bus, Public School, Private School, Hospital, Recreational Facility

Lot: Fenced Yard

Heat System: Forced Air

Electric: 100 Amps

Heating Fuel: Oil

Water Supply: Connected

Plumbing: Copper

Insulation: Unknown

Aprx Heat \$: 901-1200

Hot Water: Gas

Cooling: None

Sewer: Connected

Listing Agent: 32841

Spectrum REC Real Estate Consultants
Solutions@SpectrumREC.com
 401-334-3334

Listing Office: KELW03

Keller Williams Realty NRI
 401-333-4900

Showing Agent: 24072

Tom Keith
tom@spectrumrec.com
 401-529-6468

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: Office
Exp Date:	Photo: R	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: Call, text, or email Tom @ 401-529-6468 or Tom@Spectrumrec.com. Ready to show.

Comp to Coop Broker: 2.5% ns

Comp Comments:

Off Mkt date:

Closed Date:

List Price: \$ 169,900

Seller 2nd:

Contract date:

Financing:

Sold Price:

Seller Pays CC:

Seller Paid:

Terms:

Type of sale:

Pertinent Sale Data:

Days on Market: 24

Coop Office:

Coop Agent:

584 WALNUT HILL RD**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET****Plat:** 61c **Lot:** 43**Zoning:** **Block:****Assessment:** \$ 167900.00**Real Estate** \$ 5803.00**Tax Year:** 2013**Fire District Tax:** \$ 0.00**Asn Fee:** **Asn Fee Per:****Days On Market:** 18

Sold Price:
List Price: \$ 150,000
Original Price: \$ 150,000

Aprox Lot SF: 10,000 SqFt**Aprox Acres:****Frontage:****Internet / Address Display:** Y/Y**IDX / Address Display:** Y/Y**RILiving.com / Address** Y/Y**Realtor.com / Address Display** Y/Y**Allow AVM / Comments:** Y/Y**Send to ListHub:** Y**Open House:**

Type: Ranch	Year Built: 1970	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1176.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: Y
Aprox Blw Grd Liv Area: 872	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 2048	Living Area Source: Tax Assessor		Historic: None

Fabulous home with pride of ownership throughout. Well maintained with bonus rooms in basement. Fenced yard. Subject to short sale approval.

Lower Level: 3 finished rooms**1st Floor:** 1r dr kit/da 3br tbts**2nd Floor:****3rd Floor:****Living Room:** **Master Bdrm:****Interior:****Rooms:** Dining Room**Fin Floor:** Hardwood, Wall to Wall Carpet**Wall:****Basement:** ,Full ,Interior Only ,Finished ,4 ,Laundry ,Playroom**Fireplace:** 0 / None**Handicap Acc:****Equipment:** Refrigerator, Oven/Range, Dishwasher**Garage:** Attached**Garage Spaces:** 1 **On-Site Parking:** 2**Exterior:** Vinyl Siding**Water Amenities:****Underground Tank Size/Type:** None / None**Near:** Bus, Shopping, Highway Access, Private School, Public School, Hospital, Tennis**Lot:** Fenced Yard, Paved Driveway**Heat System:** Forced Air**Electric:** 100 Amps, Circuit Breaker**Heating Fuel:** Gas **Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Unknown**Aprx Heat \$:** 901-1200**Hot Water:** Gas**Cooling:** Central Air**Sewer:** Connected**Listing Agent:** 18072

Ilanna Ball

ilannaball@aol.com

401-766-8881

Listing Office: FNST

Finest Real Estate

401-419-7116

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
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Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y
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Show Instr: 48 hour notice please.**Comp to Coop Broker:** 2%ns**Comp Comments:****Off Mkt date:****Closed Date:****List Price:** \$ 150,000**Seller 2nd:****Contract date:****Financing:****Sold Price:****Seller Pays CC:****Seller Paid:****Terms:****Type of sale:****Pertinent Sale Data:****Days on Market:** 18**Coop Office:****Coop Agent:**

818 KNOLLWOOD DR**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET**

Plat: 57 **Lot:** 170
Zoning: R@ **Block:**
Assessment: \$ 165300.00
Real Estate \$ 2562.00
Tax Year: 2013
Fire District Tax: \$ 0.00
Asn Fee: **Asn Fee Per:**

Days On Market: 191

Sold Price:
List Price: \$ 227,500
Original Price: \$ 227,500
Aprox Lot SF: 13,939 SqFt
Aprox Acres: 0.32 Acres
Frontage:
Internet / Address Display: Y/Y
IDX / Address Display: Y/Y
RILiving.com / Address Y/Y
Realtor.com / Address Display Y/Y
Allow AVM / Comments: Y/Y
Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1970	Full / Half Baths: 1 / 1	Foundation: 36 x 26 , Type:Concrete
Aprox Abv Grd Liv Area: 1116.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 936	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 2052	Living Area Source: Tax Assessor		Historic: None

IMPECCABLE 3-BED RANCH: NEW EVERYTHING;ROOF,WINDOWS,SIDING,GRANITE KITCHEN,APPLIANCES,16X16 TREX DECK,AC!200 AMP ELEC,HARDWOODS REFINISHED,xLGE"2"CAR GARAGE,NEW DRIVEWAY,NEW SHED,NEW 6-PANEL INTERIOR DOORS. All on a quiet cul de sac! CALL TODAY!!!

Lower Level: family room with wood stove**1st Floor:** 3 Beds, BTS, Kitchen, Lvg., Dng**2nd Floor:****3rd Floor:****Living Room:** **Master Bdrm:****Interior:****Rooms:** Dining Area**Fin Floor:** Hardwood, Vinyl**Wall:** Dry Wall, Plaster, Ceramic, Paneled**Basement:** ,Full ,Interior Only ,Part Finshed ,50 ,3 ,Playroom ,Work Shop ,Storage**Fireplace:** 0 / None**Handicap Acc:****Equipment:** Refrigerator, Oven/Range, Garbage Disposal, Dishwasher, Ceiling Fan, Microwave, Wood Stove, Cable TV**Garage:** Attached**Garage Spaces:** 2**On-Site Parking:****Exterior:** Vinyl Siding, Insulated Glass Windows, Storm Door, Deck**Water Amenities:****Underground Tank Size/Type:** None / None**Near:** Shopping, Bus, Commuter Bus, Highway Access, Private School, Public School, Hospital, Recreational Facility, Swimming, Tennis, Golf**Lot:** Paved Driveway, Fenced Yard, Cul de Sac**Heat System:** Forced Air**Electric:** 200 Amps**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Walls**Aprx Heat \$:** 601-900**Hot Water:** Electric**Cooling:** Central Air**Sewer:** Connected**Listing Agent:** 30170

Marian Evans

mimievans77@gmail.com

401-714-1644

Listing Office: KELW05

Keller Williams Realty Leading

401-333-4900

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: Call or Text Marian directly at 401-714-1644**Comp to Coop Broker:** 2.5 %**Comp Comments:** 2.5%**Off Mkt date:****Closed Date:****List Price:** \$ 227,500**Seller 2nd:****Contract date:****Financing:****Sold Price:****Seller Pays CC:****Seller Paid:****Terms:****Type of sale:****Pertinent Sale Data:****Days on Market:** 191**Coop Office:****Coop Agent:**

400 GRANDVIEW AV

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 61 Lot: 39
 Zoning: Block:
 Assessment: \$ 175000.00
 Real Estate \$ 6048.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price:
 List Price: \$ 185,000
 Original Price: \$ 189,000
 Aprox Lot SF: 19,583 SqFt
 Aprox Acres:
 Frontage:
 Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Days On Market: 42

Type: Ranch	Year Built: 1971	Full / Half Baths: 1 / 1	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1420.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 1000	Total Rms: 7	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 2420	Living Area Source: Tax Assessor	Historic: None	

Seller Says Time to Sell! Best Value in Woonsocket! Nothing to do here but move in and Enjoy! Home features, sunny 3 season room, Fully finished basement, 2 full baths, 1 car garage, Cen Air. New roof, new furnace, heat & cook by gas. Easy to Show.

Lower Level:	Fin Floor: Vinyl, Ceramic, Hardwood
1st Floor:	Wall:
2nd Floor:	Basement: ,Full ,Walkout ,Finished ,3 ,Bedroom(s) ,Common ,Laundry ,Bathroom
3rd Floor:	Fireplace: 1 / Brick
Living Room: Master Bdrm:	Handicap Acc:
Interior:	
Rooms:	
Equipment:	
Garage: Attached, Door Opener	Garage Spaces: 1 On-Site Parking:
Exterior: Vinyl Siding	
Water Amenities:	Underground Tank Size/Type:None / None
Near:	
Lot:	
Heat System: Forced Air	Electric: 200 Amps, Circuit Breaker
Heating Fuel: Oil	Water Supply: Connected
Plumbing: Mixed	Insulation: Walls, Ceiling
Aprx Heat \$: 2101-2400	Hot Water: Gas
Cooling: Central Air	Sewer: Connected

Listing Agent: 20092
 David Lenger
dlenger@aol.com
 508-272-7478

Listing Office: KLLW
 Keller Williams Realty
 508-238-5000

List Date:	Entry Only: N	Limited Service: N	Occupancy: 30-60 Days	Lockbox / #: None
Exp Date:	Photo: O	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: call listing agent, David Lenger, 508 272-7478

Comp to Coop Broker: 2.5

Comp Comments:

Off Mkt date:	Closed Date:	List Price: \$ 185,000	Seller 2nd:
Contract date:	Financing:	Sold Price:	Seller Pays CC: Seller Paid:
Terms:	Type of sale:		
Pertinent Sale Data:	Days on Market: 42		
Coop Office:	Coop Agent:		

344 GRANDVIEW AV**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET**

Plat: 61A **Lot:** 35
Zoning: R2 **Block:** 35
Assessment: \$ 181500.00
Real Estate \$ 4390.00
Tax Year: 2013
Fire District Tax: \$ 0.00
Asn Fee: **Asn Fee Per:**



Sold Price:
List Price: \$ 195,000
Original Price: \$ 199,000
Aprox Lot SF: 20,900 SqFt
Aprox Acres:
Frontage:
Internet / Address Display: Y/Y
IDX / Address Display: Y/Y
RLiving.com / Address Y/Y
Realtor.com / Address Display Y/Y
Allow AVM / Comments: N/N
Send to ListHub: Y

Open House:**Days On Market:** 62

Type: Ranch	Year Built: 1971	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1472.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 0	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1472	Living Area Source: Tax Assessor		Historic: None

MOVE RIGHT IN TO THIS EXCEPTIONAL OPEN CONCEPT RANCH WITH NEW TILED KITCHEN, TOP OF LINE STAINLESS STEEL APPLIANCES, BEAUTIFUL HARDWOOD FLOORS, ONE CAR ATTACHED GARAGE, ROUGH PLUMBING FOR A LAV, LARGE YARD, IN EXCELLENT CONDITION.

Lower Level: FULL UNFINISHED
1st Floor: EIK-LR-FDR-3BRS-TBTS

2nd Floor:**3rd Floor:****Living Room:** **Master Bdrm:****Interior:****Rooms:** Dining Room, Eat In Kitchen**Fin Floor:** Hardwood, Ceramic**Wall:** Dry Wall, Ceramic**Basement:** ,Full ,Interior Only ,Unfinished**Fireplace:** 0 / None**Handicap Acc:****Equipment:** Refrigerator, Oven/Range, Dishwasher, Hood**Garage:** Attached**Garage Spaces:** 1**On-Site Parking:****Exterior:** Vinyl Siding, Insulated Glass Windows**Water Amenities:****Underground Tank Size/Type:** Unknown / Unknown**Near:****Lot:****Heat System:** Forced Water**Electric:** 100 Amps, Circuit Breaker**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** Mixed, Copper, PVC**Insulation:** Unknown**Aprx Heat \$:** Undetermined**Hot Water:** Gas, Tank**Cooling:** None**Sewer:** Connected**Listing Agent:** 7573

Rosa Viveiros

rosa.viveiros@yahoo.com

401-486-8338

Listing Office: CE2104

CENTURY 21 Stachurski Agency

401-725-1115

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: call or text Rosa @401-486-8338**Comp to Coop Broker:** 2.5**Comp Comments:** ON NET SALE**Off Mkt date:** 04/21/14**Closed Date:****List Price:** \$ 195,000**Seller 2nd:****Contract date:** 04/19/14**Financing:****Sold Price:****Seller Pays CC:****Seller Paid:****Terms:****Type of sale:****Pertinent Sale Data:****Days on Market:**

62

Coop Office: CE2104 / CENTURY 21 Stachurski Agency / 401-725-1115 **Coop Agent:** 7573 / Rosa Viveiros / 401-486-8338

587 GRANDVIEW AV**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET****Plat:** 61 **Lot:** 53**Zoning:** **Block:****Assessment:** \$ 150800.00**Real Estate** \$ 5212.00**Tax Year:** 2013**Fire District Tax:** \$ 0.00**Asn Fee:** **Asn Fee Per:****Days On Market:** 36**Sold Price:****List Price:** \$ 139,900**Original Price:** \$ 139,900**Aprox Lot SF:** 11,307 SqFt**Aprox Acres:****Frontage:****Internet / Address Display:** Y/Y**IDX / Address Display:** Y/Y**RLiving.com / Address** Y/Y**Realtor.com / Address Display** Y/Y**Allow AVM / Comments:** N/N**Send to ListHub:** Y**Open House:**

Type: Ranch	Year Built: 1972	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 936.0	Bedrooms: 2	Under Construction: N	REO/Lender Owned: Y Short Sale: N
Aprox Blw Grd Liv Area: 450	Total Rms: 4	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1386	Living Area Source: Tax Assessor		Historic: Unknown

Large 2 bed ranch. Kitchen with new appliances. Freshly painted interior/exterior. Refinished hardwood floors. New gas hot water tank. gas heat, partially finished lower level, large rear deck, shed, good highway access, and good access to shopping,

Lower Level:**1st Floor:****2nd Floor:****3rd Floor:****Living Room:** **Master Bdrm:****Interior:****Rooms:****Equipment:****Garage:** None**Garage Spaces:** 0**On-Site Parking:****Exterior:** Shingles**Water Amenities:****Underground Tank Size/Type:** Unknown / Unknown**Near:****Lot:****Heat System:** Forced Air**Electric:** 100 Amps**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Unknown**Aprx Heat \$:** Undetermined**Hot Water:** Gas**Cooling:** None**Sewer:** Connected**Listing Agent:** 7198

Marilyn Bennett

mbennetthomes@aol.com

401-651-6978

Listing Office: SALZ

Salzberg Real Estate Agency

401-762-6430

List Date:	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: Company
Exp Date:	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: email listing office salzberg@aol.com. Property address in subject line.**Comp to Coop Broker:** 2.5**Comp Comments:****Off Mkt date:** 06/07/14**Closed Date:****List Price:** \$ 139,900**Seller 2nd:****Contract date:** 06/05/14**Financing:****Sold Price:****Seller Pays CC:****Seller Paid:****Terms:****Type of sale:****Pertinent Sale Data:****Days on Market:** 36**Coop Office:** SALZ / Salzberg Real Estate Agency / 401-762-6430**Coop Agent:** 7198 / Marilyn Bennett / GRI / 401-651-6978

Single Family - MLS # 1052288

Sold

255 KNOLLWOOD DR

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 57 Lot: 127
 Zoning: Block:
 Assessment: \$ 161600.00
 Real Estate \$ 3909.00
 Tax Year: 2012
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price: \$ 204,000
 List Price: \$ 209,900
 Original Price: \$ 219,900
 Aprox Lot SF: 11,742 SqFt
 Aprox Acres:
 Frontage:
 Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Days On Market: 74

Type: Ranch	Year Built: 1968	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1562.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 430	Total Rms: 7	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1992	Living Area Source: Tax Assessor	Historic: Unknown	

Completely remodeled & pristine home in quiet family neighborhood! Fully appliance kit with granite, New bth with marble, HW Flrs, Ctrl AC, Garage, wood stove in FR, Beautiful fenced in yard with new deck & shed. Finished basement! Better than new !

Lower Level:

1st Floor:

2nd Floor:

3rd Floor:

Living Room:

Master Bdrm:

Interior:

Rooms: Dining Area, Family Room, Den, Laundry Area, Workshop, Living Room

Fin Floor: Hardwood, Ceramic

Wall:

Basement: , Full , Interior Only , Finished , 2 , Work Shop , Common

Fireplace: 0 / None

Handicap Acc:

Equipment: Refrigerator, Oven/Range, Dishwasher, Ceiling Fan, Microwave, Wood Stove, Cable TV

Garage: Attached, Door Opener

Garage Spaces: 1

On-Site Parking:

Exterior: Vinyl Siding, Insulated Glass Windows, Storm Windows, Storm Door, Patio, Deck

Water Amenities:

Underground Tank Size/Type: Unknown / Unknown

Near: Shopping, Bus, Commuter Bus, Highway Access, Private School, Public School, Hospital

Lot:

Heat System: Forced Air, Baseboard

Electric: 200 Amps, Circuit Breaker

Heating Fuel: Gas

Water Supply: Connected

Plumbing: Mixed

Insulation: Walls, Ceiling

Aprx Heat \$: 601-900

Hot Water: Gas, Tank

Cooling: Central Air

Sewer: Connected

Listing Agent: 18094

Paul Martin
 pmartin227@cox.net
 401-573-1192

Listing Office: CE2116

CENTURY 21 Crossroads
 401-766-7545

List Date: 10/01/2013	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date: 04/01/14	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: 24-Hour Notice Please. Call Paul's cell for appointment @ 401-573-1192.

Comp to Coop Broker: 2%NS

Comp Comments:

Off Mkt date: 11/18/13 Closed Date: 01/22/14 List Price: \$ 209,900 Seller 2nd: N
 Contract date: 11/18/13 Financing: Conv Fixed Sold Price: \$ 204,000 Seller Pays CC: N Seller Paid:
 Terms: Type of sale: Conventional/Market Value

Pertinent Sale Data: Days on Market: 74

Coop Office: CE2116 / CENTURY 21 Crossroads / 401-766-7545 Coop Agent: 18094 / Paul Martin / 401-573-1192

Broker Display

Information Deemed Reliable But Not Guaranteed. All compensation offered through MLS to the cooperating company
 is paid based exclusively on its becoming procuring cause of the purchaser.

06/17/14

248 KNOLLWOOD DR**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET**

Plat: 57 **Lot:** 100
Zoning: **Block:**
Assessment: \$ 154100.00
Real Estate \$ 3032.00
Tax Year: 2012
Fire District Tax: \$ 0.00
Asn Fee: **Asn Fee Per:**

Days On Market: 8

Sold Price: \$ 200,000
List Price: \$ 199,900
Original Price: \$ 199,900

Aprox Lot SF: 11,307 SqFt**Aprox Acres:****Frontage:**

Internet / Address Display: Y/Y
IDX / Address Display: Y/Y
RLiving.com / Address Y/Y
Realtor.com / Address Display Y/Y
Allow AVM / Comments: Y/Y
Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1960	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1040.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 0	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1040	Living Area Source: Tax Assessor		Historic: Unknown

Must see this house ! Completely remodeled,Energy star rated ! New kitchen / Granite,SS.appliances. New bath / Granite. HW flrs throughout. New Gas Heat sys, Ctrl. AC/VAC. Alarmed, Sliders to deck & huge private back yard with shed. Exceptional Home

Lower Level:**1st Floor:****2nd Floor:****3rd Floor:****Living Room:****Master Bdrm:****Interior:****Rooms:****Fin Floor:** Hardwood, Ceramic**Wall:****Basement:** ,Full ,Walkout ,Unfinished**Fireplace:** 0 / None**Handicap Acc:****Equipment:** Refrigerator, Oven/Range, Garbage Disposal, Dishwasher, Hood, Ceiling Fan, Microwave, Central Vacuum, Alarm Owned, Cable TV, Satellite Dish**Garage:** Attached, Door Opener**Garage Spaces:** 1**On-Site Parking:** 2**Exterior:** Vinyl Siding, Insulated Glass Windows, Deck**Water Amenities:****Underground Tank Size/Type:** Unknown / Unknown**Near:** Shopping, Bus, Commuter Bus, Highway Access, Private School, Public School, Hospital, Recreational Facility, Tennis, Golf**Lot:** Paved Driveway, Out Building, Sprinklers**Heat System:** Forced Air**Electric:** 200 Amps, Circuit Breaker**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** PVC**Insulation:** Walls, Ceiling, Floors**Aprx Heat \$:** 901-1200**Hot Water:** Gas, Tankless**Cooling:** Central Air**Sewer:** Connected**Listing Agent:** 18094

Paul Martin

pmartin227@cox.net

401-573-1192

Listing Office: CE2116

CENTURY 21 Crossroads

401-766-7545

List Date: 08/20/2013	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date: 02/20/14	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: 24-HR. Notice Required. Call or text Paul's cell for appt. 401-573-1192.**Comp to Coop Broker:** 2%NS**Comp Comments:****Off Mkt date:** 08/28/13 **Closed Date:** 10/18/13 **List Price:** \$ 199,900**Seller 2nd:** N**Contract date:** 08/28/13 **Financing:** Fha/Va **Sold Price:** \$ 200,000**Seller Pays CC:** Y **Seller Paid:** \$ 5000**Terms:****Type of sale:** Conventional/Market Value**Pertinent Sale Data:****Days on Market:** 8**Coop Office:** PPPR / Prudential Prime Properties / 508-234-6441**Coop Agent:** 29302 / Janet Dolber / 508-887-5136

128 HALSEY RD

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 57A Lot: 22/15
 Zoning: Block:
 Assessment: \$ 146100.00
 Real Estate \$ 3534.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price: \$ 174,000
 List Price: \$ 179,900
 Original Price: \$ 189,900

Aprox Lot SF: 7,840 SqFt

Aprox Acres: 0.18 Acres

Frontage:

Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: N/N
 Send to ListHub: Y

Open House:

Days On Market: 99

Type: Ranch	Year Built: 1960	Full / Half Baths: 2 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1208.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 400	Total Rms: 8	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1608	Living Area Source: Tax Assessor	Historic: None	

Completely remodeled 3 BR Ranch with a modern open floor plan and upgraded kitchen that easily flows into the dining area and the sun splashed family room, boasting gorgeous hardwoods, newer baths, roof, windows, mechanicals, bonus room and garage.

Lower Level: Bonus room,BTH

1st Floor: KIT,DA,LR,FR,3BR'S,TBTS

2nd Floor:

3rd Floor:

Living Room: Master Bdrm:

Interior: Dry Bar

Rooms: Dining Room, Dining Area, Family Room, Laundry Area, Workshop, Living Room

Fin Floor: Hardwood, Ceramic, Laminate

Wall: Dry Wall

Basement: ,Full ,Interior and Exterior ,Unfinished

Fireplace: 0 / None

Handicap Acc:

Equipment: Refrigerator, Oven/Range, Garbage Disposal, Dishwasher, Ceiling Fan, Microwave, Cable TV, Satellite Dish

Garage: Integral

Garage Spaces: 1 On-Site Parking: 5

Exterior: Brick, Vinyl Siding, Insulated Glass Windows, Deck

Water Amenities:

Underground Tank Size/Type: Unknown / Unknown

Near: Shopping, Highway Access, Private School, Public School, Hospital

Lot: Paved Driveway, Corner

Heat System: Forced Air

Electric: 100 Amps

Heating Fuel: Gas

Water Supply: Connected

Plumbing: Mixed

Insulation: Ceiling

Aprx Heat \$: 301-600

Hot Water: Gas

Cooling: Individual Unit

Sewer: Connected

Listing Agent: 21033

Arthur Fluette

Art.Fluette@gmail.com

401-641-3434

Listing Office: RADR02

RE/MAX American Dream

401-721-5810

List Date: 07/22/2013 Entry Only: N Limited Service: N Occupancy: Negotiable Lockbox / #: None

Exp Date: 01/30/14 Photo: F RE Lic Owner: N List Contract: Exclusive Right to Sell Sign on Property: Y

Show Instr: Easy Show call Art 401-641-3434

Comp to Coop Broker: 2.5

Comp Comments:

Off Mkt date: 09/23/13 Closed Date: 10/28/13 List Price: \$ 179,900 Seller 2nd: N

Contract date: 09/23/13 Financing: Conv Fixed Sold Price: \$ 174,000 Seller Pays CC: N Seller Paid:

Terms: Type of sale: Conventional/Market Value

Pertinent Sale Data: Days on Market: 99

Coop Office: RLEX / Realty Executives, Tri County / 508-966-3563 Coop Agent: 12549 / Ro Kilduff / 508-966-4754

179 PATTON RD

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 57 Lot: 62
 Zoning: Block:
 Assessment: \$ 139200.00
 Real Estate \$ 4811.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price: \$ 148,000
 List Price: \$ 165,000
 Original Price: \$ 165,000

Aprox Lot SF: 7,315 SqFt

Aprox Acres:

Frontage:

Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Days On Market: 213

Type: Ranch	Year Built: 1960	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1044.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: Y
Aprox Blw Grd Liv Area: 0	Total Rms: 5	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1044	Living Area Source: Tax Assessor	Historic: None	

Easy one floor living with central air and garage. This home offers a dream kitchen and updated bath. Tile flooring & hardwoods. 3 bedrooms, fenced yard, Newer roof, windows, doors. Full basement. Great neighborhood!

Lower Level: Fin Floor: Ceramic, Wall to Wall Carpet, Hardwood

1st Floor: Wall:

2nd Floor: Basement: ,Full ,Bulkhead ,Unfinished

3rd Floor: Fireplace: 0 / None

Living Room: Master Bdrm: Handicap Acc:

Interior:

Rooms: Eat In Kitchen, Master Bedroom on 1st Floor, Living Room

Equipment: Hood, Exhaust Fan, Ceiling Fan, Oven/Range

Garage: Attached

Garage Spaces: 1 On-Site Parking:

Exterior: Vinyl Siding

Water Amenities:

Underground Tank Size/Type: Unknown / Unknown

Near: Shopping, Highway Access

Lot: Fenced Yard

Heat System: Forced Air

Electric: Circuit Breaker

Heating Fuel: Gas Water Supply: Connected

Plumbing: Other

Insulation: Unknown

Aprx Heat \$: 901-1200 Hot Water: Gas

Cooling: Central Air

Sewer: Connected

Listing Agent: 15743

William Wright
 billw@remaxexec.com
 508-520-9696

Listing Office: REXC
 RE/MAX Executive Realty
 508-520-9696

List Date: 07/30/2013	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: Office
Exp Date: 03/21/14	Photo: R	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: N

Show Instr: Call Carol-Ann to set appointment 508-494-9061

Comp to Coop Broker: 2.5

Comp Comments:

Off Mkt date: 08/31/13 Closed Date: 03/07/14 List Price: \$ 165,000 Seller 2nd: N
 Contract date: 08/31/13 Financing: Conv Fixed Sold Price: \$ 148,000 Seller Pays CC: N Seller Paid:
 Terms: Subject to Lenders Approval Type of sale: Short Sale

Pertinent Sale Data: Days on Market: 213

Coop Office: KWRE / Keller Williams Realty / 508-695-4545 Coop Agent: 16457 / Izabella Whiting / 508-277-1461

137 PRISCILLA RD

Woonsocket, RI 02895

NBRHD: EAST

Plat: 53 Lot: 59
 Zoning: Block:
 Assessment: \$ 136700.00
 Real Estate \$ 4410.00
 Tax Year: 2012
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:

Days On Market: 157



Sold Price: \$ 150,000
 List Price: \$ 160,000
 Original Price: \$ 160,000

Aprox Lot SF: 6,098 SqFt

Aprox Acres: 0.14 Acres

Frontage:

Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1955	Full / Half Baths: 1 / 0	Foundation: 40 x 26
Aprox Abv Grd Liv Area: 1040.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: Y
Aprox Blw Grd Liv Area: 720	Total Rms: 5	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1760	Living Area Source: Tax Assessor	Historic: None	

Ranch style home, updated custom oak kitchen, dining room, young heating system, central air, updated bath, great room in lower level, plenty of parking, subject to lien holders approval

Lower Level: partially finished

1st Floor: kit,da,lr,bd,bd,bd, bath

2nd Floor:

3rd Floor:

Living Room: Master Bdrm:

Interior:

Rooms: Family Room, Dining Area, Living Room

Equipment: Dishwasher, Oven/Range, Refrigerator

Fin Floor: Hardwood, Wall to Wall Carpet, Ceramic

Wall:

Basement: ,Part Finished

Fireplace: 0 / None

Handicap Acc:

Garage: None

Garage Spaces: 0

On-Site Parking:

Exterior: Vinyl Siding

Water Amenities:

Underground Tank Size/Type: Unknown / Unknown

Near:

Lot: Fenced Yard, Paved Driveway

Heat System: Forced Air

Electric: 100 Amps, Circuit Breaker

Heating Fuel: Gas

Water Supply: Connected

Plumbing: Mixed

Insulation: Unknown

Aprx Heat \$: Undetermined

Hot Water: Gas

Cooling: Central Air

Sewer: Connected

Listing Agent: 7198

Marilyn Bennett

mbennethomes@aol.com

401-651-6978

Listing Office: SALZ

Salzberg Real Estate Agency

401-762-6430

Showing Agent: 7198

Marilyn Bennett

401-651-6978

List Date: 04/26/2013	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date: 12/01/13	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr:

Comp to Coop Broker: 2.5%NS

Comp Comments: subject to lien holders approval

Off Mkt date: 09/27/13

Closed Date: 09/30/13

List Price: \$ 160,000

Seller 2nd: N

Contract date: 09/27/13

Financing: Conv Fixed

Sold Price: \$ 150,000

Seller Pays CC: N

Seller Paid:

Terms:

Type of sale: Short Sale

Pertinent Sale Data:

Days on Market: 157

Coop Office: KELW / Keller Williams Realty / 401-785-1700

Coop Agent: 6728 / Jo Anne Samborsky / 401-301-0911

52 CAREY CT

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 229 Lot: 98
 Zoning: Block:
 Assessment: \$ 150000.00
 Real Estate \$ 2951.00
 Tax Year: 2012
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:

Days On Market: 205



Sold Price: \$ 155,000
 List Price: \$ 159,900
 Original Price: \$ 159,900

Aprox Lot SF: 11,307 SqFt

Aprox Acres:

Frontage:

Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address Y/Y
 Realtor.com / Address Display Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1970	Full / Half Baths: 1 / 1	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1144.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: Y
Aprox Blw Grd Liv Area: 1144	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 2288	Living Area Source: Tax Assessor	Historic: None	

Spacious and updated ranch with finished lower level. Fenced in yard, hardwood flooring, fireplaced living room, quiet cul-de-sac neighborhood location.

Lower Level:

1st Floor:

2nd Floor:

3rd Floor:

Living Room:

Master Bdrm:

Interior:

Rooms:

Equipment:

Garage: None

Exterior: Vinyl Siding

Water Amenities:

Near:

Lot:

Heat System: Forced Water

Heating Fuel: Oil

Water Supply: Connected

Aprx Heat \$: 901-1200

Hot Water: Oil

Fin Floor: Hardwood, Wall to Wall Carpet

Wall:

Basement: ,Full ,Interior and Exterior ,Finished ,2 ,Playroom

Fireplace: 1 / Brick

Handicap Acc:

Garage Spaces: 0

On-Site Parking:

Underground Tank Size/Type: None / None

Electric: Circuit Breaker

Plumbing: Mixed

Cooling: None

Insulation: Walls, Ceiling

Sewer: Connected

Listing Agent: 28096

Henry Valati

Henry.Valati@raveis.com

508-954-4280

Listing Office: WRBR

William Raveis Brickstone Res.

508-668-0488

List Date: 01/19/2013	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date: 12/31/13	Photo: R	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: Call MA-Pass 508 389-1798

Comp to Coop Broker: 2.5 NET

Comp Comments:

Off Mkt date: 07/19/13 Closed Date: 11/25/13 List Price: \$ 159,900 Seller 2nd: N
 Contract date: 07/19/13 Financing: Conv Fixed Sold Price: \$ 155,000 Seller Pays CC: N Seller Paid:
 Terms: Type of sale: Short Sale

Pertinent Sale Data:

Days on Market: 205

Coop Office: WRBR / William Raveis Brickstone Res. / 508-668-0488 Coop Agent: 28096 / Henry Valati / 508-954-4280

Single Family - MLS # 1045507

Sold

58 ANNETTE AV

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 54 Lot: 64
 Zoning: Block:
 Assessment: \$ 175700.00
 Real Estate \$ 3457.00
 Tax Year: 2012
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:



Sold Price: \$ 143,500
 List Price: \$ 159,900
 Original Price: \$ 159,900

Aprox Lot SF: 12,197 SqFt

Aprox Acres: 0.28 Acres

Frontage:

Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/Y
 Send to ListHub: Y

Open House:

Days On Market: 39

Type: Ranch	Year Built: 1953	Full / Half Baths: 1 / 0	Foundation:
Aprox Abv Grd Liv Area: 1588.0	Bedrooms: 4	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 0	Total Rms: 8	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1588	Living Area Source: Tax Assessor	Historic: Unknown	

Priced below market, we have a nice solid 4 bedroom house in a great neighborhood, Easy access to all, Recent roof, new furnace, nice big yard and hardwoods throughout. Great yard. HURRY!!

Lower Level: Fin Floor: Hardwood, Ceramic, Vinyl

1st Floor: Wall:

2nd Floor: Basement: ,Full ,Unfinished

3rd Floor: Fireplace: 0 / None

Living Room: Master Bdrm: Handicap Acc:

Interior:

Rooms:

Equipment:

Garage: Attached

Garage Spaces: 1 On-Site Parking:

Exterior: Brick, Vinyl Siding

Water Amenities:

Underground Tank Size/Type: Unknown / Unknown

Near: Shopping, Bus, Commuter Bus, Highway Access, Private School, Public School, Hospital, Recreational Facility, Swimming, Tennis, Golf

Lot: Paved Driveway, Corner

Heat System: Forced Water

Electric: 100 Amps

Heating Fuel: Oil Water Supply: Connected

Plumbing: Mixed

Insulation: Unknown

Aprx Heat \$: 901-1200

Hot Water: Oil, Tank

Cooling: None

Sewer: Connected

Listing Agent: 24351

Scott McGee
sweethouse4sale@aol.com
 401-639-2906

Listing Office: RMAX19

RE/MAX Properties
 401-232-3900

Showing Agent: 24542

Kristen Moore
sellwithkristen@aol.com
 401-413-6907

List Date: 07/08/2013 Entry Only: N Limited Service: N Occupancy: Negotiable Lockbox / #: None

Exp Date: 10/05/13 Photo: F RE Lic Owner: N List Contract: Exclusive Right to Sell Sign on Property: Y

Show Instr: Accompanied Showings 24 Hour notice please Call MAPASS at (888) 627-2775 or visit <http://mapass.com/eas?y=4209632> to schedule a showing

Comp to Coop Broker: 2.5net

Comp Comments:

Off Mkt date: 08/14/13 Closed Date: 09/26/13 List Price: \$ 159,900 Seller 2nd: N

Contract date: 08/14/13 Financing: Conv Fixed Sold Price: \$ 143,500 Seller Pays CC: Y Seller Paid: \$ 3500

Terms: Type of sale: Conventional/Market Value

Pertinent Sale Data: Days on Market: 39

Coop Office: RMAX15 / RE/MAX 1st Choice / 401-943-6111

Coop Agent: 28874 / Gina Howarth Team / 401-419-6838

Broker Display

Information Deemed Reliable But Not Guaranteed. All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser.

06/17/14

221 PATTON RD

Woonsocket, RI 02895

NBRHD: EAST WOONSOCKET

Plat: 57A Lot: 65
 Zoning: R2 Block:
 Assessment: \$ 134700.00
 Real Estate \$ 4655.00
 Tax Year: 2013
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:

Days On Market: 18



Sold Price: \$ 155,000
 List Price: \$ 157,900
 Original Price: \$ 157,900
 Aprox Lot SF: 6,090 SqFt
 Aprox Acres: 0.14 Acres
 Frontage:
 Internet / Address Display: Y/Y
 IDX / Address Display: Y/Y
 RILiving.com / Address: Y/Y
 Realtor.com / Address Display: Y/Y
 Allow AVM / Comments: Y/N
 Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1960	Full / Half Baths: 1 / 0	Foundation: 32 x 27 , Type:Concrete
Aprox Abv Grd Liv Area: 864.0	Bedrooms: 2	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 721	Total Rms: 4	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1585	Living Area Source: Tax Assessor	Historic: None	

MOVE RIGHT IN, ESTABLISHED NEIGHBORHOOD, NEW KITCHEN, GLEAMING HARDWOODS, FENCED IN BACK YARD, ATTACHED GARAGE, BREEZEWAY, GAS HEAT AND H/W, AND CENTRAL AIR, VINYL SIDED, NEW ROOF, FINISHED BASEMENT, CEDAR CLOSET, ALL APPLIANCES INCLUDED, LARGE LOT

Lower Level: LRG FAM RM,CEDAR CLST,LAUNDRY	Fin Floor: Hardwood, Wall to Wall Carpet
1st Floor: EIK, LR, TBTS, MBR, BR	Wall: Dry Wall
2nd Floor:	Basement: ,Full ,Interior Only ,Part Finshed ,75 ,1 ,Laundry ,Playroom
3rd Floor:	Fireplace: 0 / None
Living Room: Master Bdrm:	Handicap Acc:
Interior: Cedar Closet	
Rooms: Eat In Kitchen, Family Room, Laundry Area, Master Bedroom on 1st Floor, Living Room, Utility Room, Recreation Room	

Equipment: Refrigerator, Oven/Range, Dishwasher, Exhaust Fan, Washer, Dryer, Microwave

Garage: Attached, Door Opener	Garage Spaces: 1	On-Site Parking: 4
Exterior: Vinyl Siding, Insulated Glass Windows, Storm Door, Screened Porch/Patio/Deck/Breezeway		
Water Amenities:	Underground Tank Size/Type:None / None	
Near: Shopping, Bus, Commuter Bus, Highway Access, Private School, Public School, Hospital		
Lot: Corner		
Heat System: Forced Air	Electric: 100 Amps, Circuit Breaker	
Heating Fuel: Gas	Water Supply: Connected	Plumbing: Mixed
Aprx Heat \$: 601-900	Hot Water: Gas	Insulation: Walls
	Cooling: Central Air	Sewer: Connected

Listing Agent: 30314
 Corleen Law
corleenlaw@gmail.com
 401-263-8893

Listing Office: RMAX29
 RE/MAX River's Edge
 401-245-2000

List Date: 01/25/2014	Entry Only: N	Limited Service: N	Occupancy: Negotiable	Lockbox / #: None
Exp Date: 04/25/14	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: CALL, TEXT OR EMAIL CORLEEN LAW AT 401-263-8893 OR CORLEENLAW@GMAIL.COM, 24 HOUR NOTICE PLEASE

Comp to Coop Broker: 2% NS
 Comp Comments:2% NET

Off Mkt date: 02/11/14	Closed Date: 03/28/14	List Price: \$ 157,900	Seller 2nd: N
Contract date: 02/11/14	Financing: Conv ARM	Sold Price: \$ 155,000	Seller Pays CC: Y Seller Paid: \$ 5000
Terms:	Type of sale: Conventional/Market Value		

Pertinent Sale Data:	Days on Market: 18
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Coop Office: BCHR / Boucher Real Estate / 401-766-2200

Coop Agent: 32016 / David Yacino / 401-692-6524

181 WOODHAVEN ST**Woonsocket, RI 02895****NBRHD: WALNUT HILL EAST WOON**

Plat: 61C **Lot:** 20
Zoning: R2 **Block:**
Assessment: \$ 178800.00
Real Estate \$ 4325.50
Tax Year: 2013
Fire District Tax: \$ 0.00
Asn Fee: **Asn Fee Per:**

Days On Market: 125

Sold Price: \$ 149,000
List Price: \$ 149,900
Original Price: \$ 189,900
Aprox Lot SF: 10,000 SqFt
Aprox Acres:
Frontage:
Internet / Address Display: Y/Y
IDX / Address Display: Y/Y
RLiving.com / Address Y/Y
Realtor.com / Address Display Y/Y
Allow AVM / Comments: Y/N
Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1969	Full / Half Baths: 1 / 1	Foundation: 44 x 28 , Type:Unknown
Aprox Abv Grd Liv Area: 1232.0	Bedrooms: 2	Under Construction: N	REO/Lender Owned: N Short Sale: Y
Aprox Blw Grd Liv Area: 672	Total Rms: 6	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 1904	Living Area Source: Seller	Historic: None	

PRISTINE RANCH WITH 6 ROOMS INCLUDING 2-3 BEDROOMS, 2 BATHS, NEW HEATED 4 SEASON ROOM, UPDATED KITCHEN, MUD ROOM, ABOVE GROUND POOL, FINISHED BASEMENT, CEDAR CLOSET, NEW CARPETING, CENTRAL AIR. 2 SHEDS IN YARD. SHORT SALE SUBJECT TO LENDER APPROVAL.

Lower Level: LAUNDRY RM, BATHROOM, REC ROOM,	Fin Floor: Wall to Wall Carpet, Ceramic, Hardwood
1st Floor: KITCHEN, LR, DR, MUD RM, 2 BEDS	Wall: Dry Wall
2nd Floor:	Basement: ,Full ,Interior Only ,Part Finished ,50 ,4 ,Laundry ,Storage
3rd Floor:	Fireplace: 0 / None
Living Room: Master Bdrm:	Handicap Acc:
Interior: Cedar Closet, Dry Bar	
Rooms: Dining Room, Eat In Kitchen, Family Room, Laundry Room	

Equipment: Refrigerator

Garage: None **Garage Spaces:** 0 **On-Site Parking:** 2

Exterior: Vinyl Siding**Water Amenities:****Underground Tank Size/Type:** None / None**Near:** Public School, Highway Access, Shopping**Lot:** Corner**Heat System:** Forced Air**Electric:** 100 Amps**Heating Fuel:** Gas**Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Unknown**Aprx Heat \$:** Undetermined**Hot Water:** Gas, Rented**Cooling:** Central Air**Sewer:** Connected**Listing Agent:** 33779

Frank Sullivan

FrankSullivan@DeFeliceRealtors.com

401-480-5276

Listing Office: DEFE

DEFELICE REALTORS

401-885-8200

List Date: 10/22/2013	Entry Only: N	Limited Service: Y	Occupancy: Negotiable	Lockbox / #: None
Exp Date: 04/30/14	Photo: F	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: CALL FRANK AT 401-480-5276**Comp to Coop Broker:** 2.5%**Comp Comments:**

Off Mkt date: 01/02/14	Closed Date: 02/28/14	List Price: \$ 149,900	Seller 2nd: N
Contract date: 01/02/14	Financing: Fha/Va	Sold Price: \$ 149,000	Seller Pays CC: Y Seller Paid: \$ 3000
Terms: Subject to Lenders Approval		Type of sale: Short Sale	

Pertinent Sale Data:**Days on Market:** 125**Coop Office:** RMAX05 / RE/MAX Central / 401-823-7600**Coop Agent:** 17710 / Robert Crudale /HOPE / 401-580-4080

96 PATTON RD**Woonsocket, RI 02895****NBRHD: EAST WOONSOCKET**

Plat: 53 Lot: 4
 Zoning: Block:
 Assessment: \$ 138100.00
 Real Estate \$ 2717.00
 Tax Year: 2012
 Fire District Tax: \$ 0.00
 Asn Fee: Asn Fee Per:

Days On Market: 45

Sold Price: \$ 133,500
List Price: \$ 139,500
Original Price: \$ 149,500
Aprox Lot SF: 7,318 SqFt
Aprox Acres:
Frontage:
Internet / Address Display: Y/Y
IDX / Address Display: Y/Y
RLiving.com / Address Y/Y
Realtor.com / Address Display Y/Y
Allow AVM / Comments: Y/Y
Send to ListHub: Y

Open House:

Type: Ranch	Year Built: 1955	Full / Half Baths: 1 / 0	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 960.0	Bedrooms: 2	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 0	Total Rms: 5	Levels: 1	Subsidized Housing: N
Aprox Total Liv Area: 960	Living Area Source: Tax Assessor		Historic: None

Move right in!! Pristine one level ranch in very private setting with large back yard. Minutes from the MA. border with access to Interstate 295. Interior has some hardwood floors & possible 3rd bedroom. Central A/C & vacuum. Lease option potential

Lower Level: Full Unfinished
1st Floor: K DA LR Den BR MBR BTS
2nd Floor:
3rd Floor:
Living Room: **Master Bdrm:**
Interior:
Rooms: Dining Area, Den

Fin Floor: Hardwood, Laminate
Wall: Dry Wall
Basement: ,Full ,Unfinished
Fireplace: 0 / None
Handicap Acc:

Equipment: Refrigerator, Oven/Range, Ceiling Fan**Garage:** Carport, Attached**Garage Spaces:** 0 **On-Site Parking:** 3**Exterior:** Vinyl Siding, Insulated Glass Windows, Breezeway, Storm Door**Water Amenities:****Underground Tank Size/Type:** None / None**Near:** Shopping, Bus, Highway Access, Private School, Public School, Hospital, Golf**Lot:** Wooded, Paved Driveway, Fenced Yard, Corner**Heat System:** Forced Air**Electric:** 100 Amps, Circuit Breaker**Heating Fuel:** Gas **Water Supply:** Connected**Plumbing:** Mixed**Insulation:** Ceiling, Walls**Aprx Heat \$:** 601-900 **Hot Water:** Gas, Tank**Cooling:** Central Air**Sewer:** Connected

Listing Agent: 3774
 Louise Fontaine
louisef99@gmail.com
 401-258-6540

Listing Office: FONT
 Fontaine Real Estate, Inc.
 401-769-7821

Showing Agent: 3774
 Louise Fontaine
louisef99@gamil.com
 401 258 6540

List Date: 05/07/2013	Entry Only: N	Limited Service: N	Occupancy: Available for rent	Lockbox / #: None
Exp Date: 11/07/13	Photo: R	RE Lic Owner: N	List Contract: Exclusive Right to Sell	Sign on Property: Y

Show Instr: Call Louise @ (401) 258-6540**Comp to Coop Broker:** 2.5**Comp Comments:**

Off Mkt date: 06/21/13 **Closed Date:** 07/30/13 **List Price:** \$ 139,500 **Seller 2nd:** N
Contract date: 06/21/13 **Financing:** Conv Fixed **Sold Price:** \$ 133,500 **Seller Pays CC:** Y **Seller Paid:** \$ 3500
Terms: Rent with option to buy **Type of sale:** Conventional/Market Value

Pertinent Sale Data:**Days on Market:** 45**Coop Office:** EXIT02 / EXIT Team Realty / 401-349-5000**Coop Agent:** 30465 / Renee Boiteau / 401-369-1299