

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:



Sold Price: \$ 207,500
 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:

Days On Market: 113

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	Fin Floor: Hardwood, Ceramic, Wall to Wall Carpet
1st Floor: lv, dn, kit, 3dbr, btbs	Wall: Plaster
2nd Floor: attic	Basement: ,Full ,Interior Only ,Part Finshed ,85 ,1 ,Playroom ,Storage Area
3rd Floor:	Fireplace: 1 / Brick
Living Room: Master Bdrm:	Handicap Acc:
Interior: Attic Storage	
Rooms: Dining Area, Family Room, Laundry Area, Workshop, Master Bedroom on 1st Floor	

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	Plumbing: Mixed	Insulation: Walls, Ceiling
Aprx Heat \$: Undetermined	Hot Water: Gas	Cooling: Central Air
Showing 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:

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:
Terms:		Type of sale:	Seller Paid:
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:



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:

Days On Market: 35

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	Fin Floor: Hardwood, Other		
1st Floor: 7	Wall: Dry Wall, Plaster		
2nd Floor:	Basement: ,Full ,Interior Only ,Finished ,5 ,Bathroom ,Bedroom		
3rd Floor:	Fireplace: 0 / None		
Living Room: Master Bdrm:	Handicap Acc: Other		
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:		

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

Aprx Heat \$: 601-900 Hot Water: Gas Plumbing: Mixed Insulation: Walls, Ceiling, Floors

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:



Sold Price: \$ 198,000
 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:

Days On Market: 34

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

Plumbing: Mixed

Insulation: Walls

Aprx Heat \$: 601-900

Water Supply: Connected

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: N

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:

Fin Floor: Hardwood, Vinyl

Wall:

Basement: ,Full ,Walkout ,Part Finshed ,25 ,1 ,Bedroom(s)

Fireplace: 0 / None

Handicap Acc:

Interior:

Rooms:

Equipment: Refrigerator, Oven/Range

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: 14092

Ellen Rousselle

erousselle64@gmail.com

Listing Office: FONT

Fontaine Real Estate, Inc.

401-769-7821

Showing Agent: 14092

Ellen Rousselle

erousselle64@gmail.com

401-42609271

List Date:

Entry Only: N

Limited Service: N

Occupancy: N

1-30 Days

Lockbox / #:

None

Exp Date:

Photo: F

RE Lic Owner: N

List Contract: N

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

Underground Tank Size/Type: None / None

Water Amenities:

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

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 btbs

2nd Floor:

3rd Floor:

Living Room: Master Bdrm:

Interior:

Rooms: Dining Room

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

Insulation: Unknown

Aprx Heat \$: 901-1200

Hot Water: Gas

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

Exp Date:

Photo: F

RE Lic Owner: N

List Contract:

Exclusive Right to Sell

Sign on Property:

Y

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:

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

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:



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:

Days On Market: 191

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:

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



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
 RILiving.com / Address Y/Y
 Realtor.com / Address Display Y/Y

Allow AVM / Comments: N/N
 Send to ListHub: Y

Open House:

Asn Fee: Asn Fee Per:

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	Fin Floor: Hardwood, Ceramic
1st Floor: EIK-LR-FDR-3BRS-TBTS	Wall: Dry Wall, Ceramic
2nd Floor:	Basement: ,Full ,Interior Only ,Unfinished
3rd Floor:	Fireplace: 0 / None
Living Room: Master Bdrm:	Handicap Acc:
Interior:	
Rooms: Dining Room, Eat In Kitchen	

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:



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
 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: 36

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:	Fin Floor: Hardwood	
1st Floor:	Wall:	
2nd Floor:	Basement: ,Full ,Interior Only ,Part Finshed ,50 ,2 ,Playroom	
3rd Floor:	Fireplace: 0 / None	
Living Room:	Master Bdrm:	Handicap Acc:
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

Aprx Heat \$: Undetermined Hot Water: Gas Cooling: None Insulation: Unknown

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 salzberge@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

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:	Fin Floor: Hardwood, Ceramic
1st Floor:	Wall:
2nd Floor:	Basement: ,Full ,Interior Only ,Finished ,2 ,Work Shop ,Common
3rd Floor:	Fireplace: 0 / None
Living Room: Master Bdrm:	Handicap Acc:
Interior:	
Rooms: Dining Area, Family Room, Den, Laundry Area, Workshop, Living Room	

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

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:



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
 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: 8

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 firs throughout. New Gas Heat sys, Ctrl. AC/VAC. Alarmed, Sliders to deck & huge private back yard with shed. Exceptional Home

Lower Level:	Fin Floor: Hardwood, Ceramic
1st Floor:	Wall:
2nd Floor:	Basement: ,Full ,Walkout ,Unfinished
3rd Floor:	Fireplace: 0 / None
Living Room: Master Bdrm:	Handicap Acc:
Interior:	
Rooms:	

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

Single Family - MLS # 1046561

Sold

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:

Fin Floor: Hardwood, Ceramic, Laminate

Wall: Dry Wall

Basement: ,Full ,Interior and Exterior ,Unfinished

Fireplace: 0 / None

Handicap Acc:

Interior: Dry Bar

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

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 Flurette

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

Single Family - MLS # 1047317

Sold

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

Plumbing: Other

Insulation: Unknown

Aprx Heat \$: 901-1200

Water Supply: Connected

Cooling: Central Air

Sewer: Connected

Listing Agent: 15743

Listing Office: RXEC

William Wright

RE/MAX Executive Realty

billw@remaxexec.com

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:



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:

Days On Market: 157

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

Electric: 100 Amps, Circuit Breaker

Heat System: Forced Air

Plumbing: Mixed

Insulation: Unknown

Water Supply: Connected

Cooling: Central Air

Sewer: Connected

Aprx Heat \$: Undetermined

Hot Water: Gas

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:



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:

Days On Market: 205

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:

Fin Floor: Hardwood, Wall to Wall Carpet

Wall:

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

Fireplace: 1 / Brick

Handicap Acc:

Interior:

Rooms:

Equipment:

Garage: None

Garage Spaces: 0

On-Site Parking:

Exterior: Vinyl Siding

Water Amenities:

Underground Tank Size/Type: None / None

Near:

Lot:

Heat System: Forced Water

Electric: Circuit Breaker

Heating Fuel: Oil

Water Supply: Connected

Plumbing: Mixed

Insulation: Walls, Ceiling

Aprx Heat \$: 901-1200

Hot Water: Oil

Cooling: None

Sewer: Connected

Listing Agent: 28096

Listing Office: WRBR

Henry Valati
Henry.Valati@raveis.com
 508-954-4280

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
Aprox Blw Grd Liv Area: 0	Total Rms: 8	Levels: 1	Short Sale: N
Aprox Total Liv Area: 1588	Living Area Source: Tax Assessor		Subsidized Housing: N
			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

Aprx Heat \$: 901-1200 Hot Water: Oil, Tank Cooling: None Insulation: Unknown

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

Single Family - MLS # 1058822**Sold****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:



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:

Days On Market: 18

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 **Insulation:** Walls

Apx Heat \$: 601-900 **Hot Water:** Gas **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

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:



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
 RILiving.com / Address Y/Y
 Realtor.com / Address Display Y/Y

Allow AVM / Comments: Y/N
 Send to ListHub: Y

Open House:

Days On Market: 125

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,
 1st Floor: KITCHEN, LR, DR, MUD RM, 2 BEDS

Fin Floor: Wall to Wall Carpet, Ceramic, Hardwood

2nd Floor:

Wall: Dry Wall

3rd Floor:

Basement: ,Full ,Interior Only ,Part Finshed ,50 ,4 ,Laundry ,Storage

Living Room: Master Bdrm:

Fireplace: 0 / None

Interior: Cedar Closet, Dry Bar

Handicap Acc:

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

Aprx Heat \$: Undetermined

Hot Water: Gas, Rented

Cooling: Central Air

Insulation: Unknown

Sewer: Connected

Listing Agent: 33779

Listing Office: DEFE

Frank Sullivan

DEFELICE REALTORS

FrankSullivan@DeFeliceRealtors.com

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:



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
 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: 45

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	Fin Floor: Hardwood, Laminate
1st Floor: K DA LR Den BR MBR BTS	Wall: Dry Wall
2nd Floor:	Basement: ,Full ,Unfinished
3rd Floor:	Fireplace: 0 / None
Living Room: Master Bdrm:	Handicap Acc:
Interior:	
Rooms: Dining Area, Den	

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@gmail.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