

**Single Family - MLS # 1080055**

**Active New**

**579 PONTIAC AV**

**Cranston, RI 02910**

**NBRHD: PONTIAC**

**Plat:** 9-3      **Lot:** 1067  
**Zoning:**      **Block:**  
**Assessment:** \$ 135100.00  
**Real Estate** \$ 3086.00  
**Tax Year:** 2013  
**Fire District Tax:** \$ 0.00  
**Asn Fee:**      **Asn Fee Per:**



**Sold Price:**  
**List Price:** \$ 144,900  
**Original Price:** \$ 144,900  


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**Aprox Lot SF:** 4,903 SqFt  
**Aprox Acres:** 0.11 Acres  
**Frontage:**  


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**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: 1**

|                                       |   |                                 |   |
|---------------------------------------|---|---------------------------------|---|
| <b>Type:</b> Victorian                | <b>Year Built:</b> 1924                 | <b>Full / Half Baths:</b> 2 / 0 | <b>Foundation:</b> , Type:Stone                 |
| <b>Aprox Abv Grd Liv Area:</b> 1360.0 | <b>Bedrooms:</b> 3                      | <b>Under Construction:</b> N    | <b>REO/Lender Owned:</b> N <b>Short Sale:</b> Y |
| <b>Aprox Blw Grd Liv Area:</b> 0      | <b>Total Rms:</b> 6                     | <b>Levels:</b> 2                | <b>Subsidized Housing:</b> N                    |
| <b>Aprox Total Liv Area:</b> 1360     | <b>Living Area Source:</b> Tax Assessor |                                 | <b>Historic:</b> Unknown                        |

**Stunning & Updated 3 Bed/2 Bath Victorian with LOADS of Hardwoods! This 1360 sqft home boasts: newer roof (09), replacement windows, hardwoods, 2 large bathrooms, jacuzzi, fenced backyard, etc. SUBJECT TO 3RD PARTY APPROVAL. MUST SEE!**

|   |  |
|---|--|
| <b>Lower Level:</b>   | <b>Fin Floor:</b> Hardwood, Ceramic                  |
| <b>1st Floor:</b> LIVING, DINING, LARGE BATH, KITCHEN             | <b>Wall:</b>   |
| <b>2nd Floor:</b> 3 BEDS & 1 LARGE BATH                           | <b>Basement:</b> ,Full ,Interior Only ,Unfinished    |
| <b>3rd Floor:</b>   | <b>Fireplace:</b> 0 / None                           |
| <b>Living Room:</b> <b>Master Bdrm:</b>                           | <b>Handicap Acc:</b>                                 |
| <b>Interior:</b>  |  |
| <b>Rooms:</b>   |  |
| <b>Equipment:</b> Dishwasher, Microwave                           |  |
| <b>Garage:</b> None   | <b>Garage Spaces:</b> 0 <b>On-Site Parking:</b>      |
| <b>Exterior:</b> Vinyl Siding, Insulated Glass Windows            |  |
| <b>Water Amenities:</b>   | <b>Underground Tank Size/Type:</b> Unknown / Unknown |
| <b>Near:</b>  |  |
| <b>Lot:</b> Paved Driveway  |  |
| <b>Heat System:</b> Steam   | <b>Electric:</b> 100 Amps, Circuit Breaker           |
| <b>Heating Fuel:</b> Oil <b>Water Supply:</b> Connected           | <b>Plumbing:</b> Mixed <b>Insulation:</b> Unknown    |
| <b>Aprx Heat \$:</b> Undetermined <b>Hot Water:</b> Oil, Tankless | <b>Cooling:</b> None <b>Sewer:</b> Connected         |

**Listing Agent: 33739**  
 Ray Majeau  
[raymajeau@gmail.com](mailto:raymajeau@gmail.com)  
 774-280-0429

**Listing Office: PMER**  
 Premeer Real Estate  
 401-274-6200

|                              |                      |                           |   |                            |
|------------------------------|----------------------|---------------------------|---|----------------------------|
| <b>List Date:</b> 09/29/2014 | <b>Entry Only:</b> N | <b>Limited Service:</b> N | <b>Occupancy:</b> Negotiable                  | <b>Lockbox / #:</b> Office |
| <b>Exp Date:</b> 03/29/15    | <b>Photo:</b> R      | <b>RE Lic Owner:</b> N    | <b>List Contract:</b> Exclusive Right to Sell | <b>Sign on Property:</b> Y |

**Show Instr:** PLEASE book showings ONLY through the following link: ( <http://www.premeerrealestate.com/property/1080055> ) \*\* 24 HOURS  
 PLEASE \* Also share this link with your buyer for video tour, disclosures, etc

**Comp to Coop Broker:** 3% (50/50 of Lender Approved Commision)  
**Comp Comments:** 3% (50/50 - Subject to lender approval)

|   |                     |                               |  |
|---|---------------------|-------------------------------|--|
| <b>Off Mkt date:</b>                      | <b>Closed Date:</b> | <b>List Price:</b> \$ 144,900 | <b>Seller 2nd:</b>                         |
| <b>Contract date:</b>                     | <b>Financing:</b>   | <b>Sold Price:</b>            | <b>Seller Pays CC:</b> <b>Seller Paid:</b> |
| <b>Terms:</b> Subject to Lenders Approval |                     | <b>Type of sale:</b>          |  |
| <b>Pertinent Sale Data:</b>               |                     |                               | <b>Days on Market:</b> 1                   |
| <b>Coop Office:</b>                       |                     | <b>Coop Agent:</b>            |  |