

Single Family - MLS # 1175256 - Active



[286 Lake Shore Drive , Warwick, RI 02889](#)

Nbrhood: Hoxsie  
 RE Taxes/Yr: \$4,675 / 2017  
 Exempt Inc: No  
 Assessment: \$231,000  
 Asso Fee/Per:  
 Year Built: 1955  
 Type: Ranch  
 Public Rems: BEAUTIFUL SUNRISES AWAIT YOU AT THIS LOVELY RANCH ON WARWICK POND! Do you want to fish, ice skate and go boating in your own backyard? YOU GOT IT! Do you want single level living with first floor laundry? YOU GOT IT! Do you want hardwoods throughout? YOU GOT IT! Do you want a 2 car garage with tons of storage? YOU GOT IT? How about an in-ground pool, huge deck to host your family and friends? Guess what? YOU GOT IT! Throw in a fully applianced updated kitchen, great master and a finished lower level and you'll fall in love! DON'T MISS OUT ON THIS GREAT HOME!

List Price: \$299,000  
 Original LP: \$299,000  
 Price/SqFt: \$262.28  
 DOM: 0  
 Fire Dist Tax:

General Information

Under Construction: No      Leased Land: No      Short Sale: No      Adult Comm: No  
 Subsidized Housing: No      REO Bank Owned: No      Zoning:      RE Lic Owner: No  
 Elevation Cert: Yes      Loma: No      Historic: None

Interior

Total Rooms: 5      Abv Grd Liv Area: 1,140      Basement Type: Full  
 Beds Total: 2      Blw Grd Liv Area: 0      Basement Access: Interior Only  
 Baths Full: 2      Apx Total Liv Area: 1,140      Basement Finish: Partially Finished  
 Baths Half: 0      Living Area Src: Public Records      Bsmt % Finished:  
 Bldg Levels: 1      # Bsmt Rooms: 3      Bsmt Room Type: Bathroom, Playroom, Storage Area  
 Bath Desc: Tub & Shower  
 Walls: Dry Wall  
 Equipment: Dishwasher, Oven/Range, Refrigerator  
 Finished Floor: Ceramic, Hardwood  
 Interior: Cedar Closet

Room	Level	Length	Width	Ceiling Height
Master BD	1st			
Bedrm2	1st			

Building / Site / Utilities

Assessor Lot: 261      Assessor Block:      Assessor Plat: 327  
 Ungrd Tank Size: Unknown      Apx Lot SqFt: 10,000      Lot Frontage:  
 Ungrd Tank Type: Unknown      Site Acres:      Insulation: Unknown  
 Foundation Type: Concrete      Fndtn L x W:  
 Garage / Desc: 2, Detached, Door Opener      Onsite Prk Spcs: 4  
 Fireplaces: None - 0  
 Electric: 100 Amps  
 Exterior: Vinyl Siding  
 Pool: In-ground Pool  
 Water Supply: Connected  
 Water Amenities: Access, Freshwater Front  
 Sewer: Connected      Plumbing: Mixed  
 Heating System: Baseboard, Forced Water      Cooling: None  
 Heating Fuel: Oil      Hot Water: Tank  
 Heat Fuel Usage: Unknown      ApxHeat Cost \$:  
 Near: Highway Access, Public School, Shopping

Energy Efficiency/Sustainability Features

Construction: No

Listing / Agent - Office Information

Def Show: No  
 Show Instruct: Please book all showings at the following weblink (copy/paste) w/24 hour notice:  
<https://www.premeerrealestate.com/property/1175256>  
 List Agent: [35127](#)      LA Phone: 401-465-5471  
 LA Name: Anne McCrann      LA Email: [amccrann@gmail.com](mailto:amccrann@gmail.com)  
 List Office: [PMER](#)      LO Phone: 401-274-6200  
 LO Name: Premeer Real Estate  
 List Date: 10/09/2017      Entry Only: No      Lock Box: None  
 Expire Date: 01/07/2018      Limited Service: No      Lock Box Serial:  
 Contract Date:      Sign on Prop: Yes  
 Occupancy: Negotiable  
 Comp to Co Bkr: 2.5% VNS  
 Listing Contract: Exclusive Right to Sell

Internet Display: Yes	Address Display: Yes	Send to List Hub: No	
IDX: Yes	IDX Address Display: Yes	Allow AVM: No	
Realtor.com: Yes	Realtor.com Addr Display: Yes	Allow Comments: No	
RI Living.com: Yes	RI Living.com Addr Display: Yes	Zillow: Yes	Homes: Yes

Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.

Agent Full

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