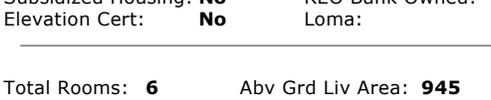


**Single Family - MLS # 1188455 - Active**



**13 Hunter Avenue, Johnston, RI 02919**

RE Taxes/Yr: **\$4,361 / 2016**  
 Exempt Inc: **No**  
 Assessment: **\$119,900**  
 Asso Fee/Per:  
 Year Built: **1940**  
 Type: **Ranch**

List Price: **\$199,900**  
 Original LP: **\$199,900**  
 Price/SqFt: **\$211.53**  
 DOM: **0**  
 Fire Dist Tax:

Public Rems: **Relax in your backyard paradise w/huge deck, separate patio (great for a fire pit) and completely fenced-in! Inside you'll love the glowing hardwoods, spacious kitchen, good-sized first floor bath and dinners w/friends and family in your dining room! The finished lower-level boasts a large area perfect for either a third bedroom or family room as well as a half bath. If it were me... I'd easily add a shower stall to the half bath and make the whole lower-level my private master suite! Don't hesitate... come see to fall in love! PS - Gorgeous hardwood floors under both 1st floor bedrooms just waiting for you to discover!**

General Information

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

Interior

Total Rooms: **6**      Abv Grd Liv Area: **945**      Basement Type: **Full**  
 Beds Total: **2**      Blw Grd Liv Area: **455**      Basement Access: **Interior Only**  
 Baths Full: **1**      Apx Total Liv Area: **1,400**      Basement Finish: **Finished**  
 Baths Half: **1**      Living Area Src: **Public Records**      Bsmt % Finished: **75**  
 Bldg Levels: **1**      # Bsmt Rooms: **2**      Bsmt Room Type: **Bathroom, Bedroom(s)**  
 Equipment: **Dishwasher, Garbage Disposal, Microwave, Oven/Range, Refrigerator**  
 Finished Floor: **Ceramic, Hardwood, Laminate, Wall to Wall Carpet**

Room	Level	Length	Width	Ceiling Height
Living Room	1st			
Dining Room	1st			
Kitchen	1st			
Bedrm1	1st			
Bedrm2	1st			
Bedrm3	Lower			
Full Bath	1st			
Half Bath	Lower			
Office	Lower			

Building / Site / Utilities

Assessor Lot: **331**      Assessor Block:  
 Ungrd Tank Size: **Unknown**      Apx Lot SqFt: **4,792**      Assessor Plat: **0015**  
 Ungrd Tank Type: **Unknown**      Site Acres: **0.11**      Lot Frontage:  
 Foundation Type: **Concrete**      Fndtn L x W:  
 Garage / Desc: **0, None**      Onsite Prk Spcs: **3**  
 Lot Description: **Fenced, Paved Driveway**  
 Fireplaces: **None - 0**  
 Electric: **100 Amps, Circuit Breaker**  
 Exterior: **Deck, Patio, Vinyl Siding**  
 Water Supply: **Connected**  
 Sewer: **Connected**      Plumbing: **Mixed**  
 Heating System: **Baseboard, Forced Water**      Cooling: **Wall Unit**  
 Heating Fuel: **Oil**      Hot Water: **Gas, Tank**  
 Heat Fuel Usage: **Unknown**      ApxHeat Cost \$:

Energy Efficiency/Sustainability Features

Construction: **No**

Listing / Agent - Office Information

Def Show: **No**  
 Show Instruct: **Showings start now. Please book all showings at the following weblink (copy/paste):**  
<https://www.premierrealestate.com/property/1188455>  
 List Agent: **29968**      LA Phone: **401-527-1004**  
 LA Name: **Chris Whitten**      LA Email: [chris@chris-whitten.com](mailto:chris@chris-whitten.com)  
 List Office: **PMER**      LO Phone: **401-274-6200**  
 LO Name: **Premier Real Estate**  
 List Date: **04/23/2018**      Entry Only: **No**      Lock Box: **Office**  
 Expire Date: **07/23/2018**      Limited Service: **No**      Lock Box Serial:  
 Contract Date:      Sign on Prop: **Yes**  
 Occupancy: **Negotiable**

Comp to Co Bkr: **2.5% VNS**  
Comp Comm: **2.5% VNS**  
Listing Contract: **Exclusive Right to Sell**

Syndication

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

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

Agent Full

IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed. © 2017 State-Wide Multiple Listing Service. All rights reserved.