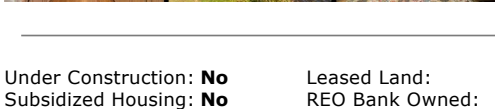


Single Family - MLS # 1177649 - Active



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

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!**

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: **75**
 Bldg Levels: **1** # Bsmt Rooms: **3** Bsmt Room Type: **Bathroom, Common, Laundry, Playroom**
 Finished Floor: **Hardwood**

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: **Ceiling, Walls**
 Foundation Type: **Concrete** Fndtn L x W:
 Garage / Desc: **2, Detached, Door Opener** Onsite Prk Spcs: **6**
 Fireplaces: **None - 0**
 Electric: **100 Amps**
 Exterior: **Vinyl Siding**
 Pool: **In-ground Pool**
 Water Supply: **Connected**
 Sewer: **Connected** Plumbing: **Mixed**
 Heating System: **Baseboard** Cooling: **Individual Unit**
 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/1177649**
 List Agent: **35127** LA Phone: **401-465-5471**
 LA Name: **Anne McCrann** LA Email: **amccrann@gmail.com**
 List Office: **PMER** LO Phone: **401-274-6200**
 LO Name: **Premeer Real Estate**
 List Date: **11/10/2017** Entry Only: **No** Lock Box: **None**
 Expire Date: **02/09/2018** 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% Net Sale**
 Listing Contract: **Exclusive Right to Sell**

Syndication

Internet Display: **Yes** Address Display: **Yes** Send to List Hub: **No**
 IDX: **Yes** IDX Address Display: **Yes** Allow AVM: **Yes**
 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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