

**Single Family - MLS # 1084055**

**Active New**

**25 HOLLY LANE**

**Cumberland, RI 02864**

**NBRHD: ARNOLD MILLS**

**Plat:** 025      **Lot:** 0140  
**Zoning:**      **Block:**  
**Assessment:** \$ 286800.00  
**Real Estate** \$ 4526.00  
**Tax Year:** 2013  
**Fire District Tax:** \$ 325.00  
**Asn Fee:**      **Asn Fee Per:**



**Sold Price:**  
**List Price:** \$ 319,900  
**Original Price:** \$ 319,900  


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**Aprox Lot SF:** 12,110 SqFt  
**Aprox 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: 0**

<b>Type:</b> Cape Cod	<b>Year Built:</b> 2009	<b>Full / Half Baths:</b> 2 / 0	<b>Foundation:</b> , Type:Concrete
<b>Aprox Abv Grd Liv Area:</b> 1459.0	<b>Bedrooms:</b> 3	<b>Under Construction:</b> N	<b>REO/Lender Owned:</b> N <b>Short Sale:</b> N
<b>Aprox Blw Grd Liv Area:</b> 600	<b>Total Rms:</b> 8	<b>Levels:</b> 2	<b>Subsidized Housing:</b> N
<b>Aprox Total Liv Area:</b> 2059	<b>Living Area Source:</b> Licensee Estimated		<b>Historic:</b> None

**STUNNING CAPE AT DEAD END IN ARNOLD MILLS! Load of upgrades in this 3 bed/2 bath cape (09): Hardwoods, Granite, Tile, Garage, Central A/C, etc. Professionally-Finished Walkout Lower Level w/lots of sunlight. COULD BE RANCH STYLE LIVING IF NEEDED!**

<b>Lower Level:</b> Family (Walkout) Office Laundry	<b>Fin Floor:</b> Hardwood, Ceramic, Wall to Wall Carpet
<b>1st Floor:</b> Living Kitchen Dining Master Bath	<b>Wall:</b>
<b>2nd Floor:</b> 2 Bedrooms & Full Bath Closets	<b>Basement:</b> ,Full ,Walkout ,Finished ,2 ,Playroom ,Bedroom(s)
<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> Dining Room, Foyer/Hall	
<b>Equipment:</b> Refrigerator, Oven/Range, Dishwasher, Ceiling Fan	
<b>Garage:</b> Attached, Door Opener	<b>Garage Spaces:</b> 1 <b>On-Site Parking:</b>
<b>Exterior:</b> Aluminum Siding, Insulated Glass Windows, Porch, Deck	<b>Underground Tank Size/Type:</b> Unknown / Unknown
<b>Water Amenities:</b>	
<b>Near:</b>	
<b>Lot:</b> Paved Driveway	
<b>Heat System:</b> Forced Air	<b>Electric:</b> 200 Amps, Circuit Breaker
<b>Heating Fuel:</b> Oil <b>Water Supply:</b> Connected	<b>Plumbing:</b> Mixed <b>Insulation:</b> Walls, Ceiling, Floors
<b>Aprx Heat \$:</b> Undetermined <b>Hot Water:</b> Electric, Tank	<b>Cooling:</b> Central Air <b>Sewer:</b> Septic System

**Listing Agent: 29968**  
 Chris Whitten  
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 401-527-1004

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

<b>List Date:</b> 11/24/2014	<b>Entry Only:</b> N	<b>Limited Service:</b> N	<b>Occupancy:</b> Negotiable	<b>Lockbox / #:</b> Office
<b>Exp Date:</b> 02/24/15	<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.premeerrealstate.com/property/-----> ) \*\* EASY SHOW \*\*  
 Also share this link with your buyer for video tour, disclosures, etc

**Comp to Coop Broker:** 2.5% NS  
**Comp Comments:** 2.5% of Net Sale

<b>Off Mkt date:</b>	<b>Closed Date:</b>	<b>List Price:</b> \$ 319,900	<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>		<b>Type of sale:</b>	
<b>Pertinent Sale Data:</b>			<b>Days on Market:</b> 0
<b>Coop Office:</b>		<b>Coop Agent:</b>	