

Single Family - MLS # 1183661 - Active



**Spacious Home w/Attached In-Law**



774 Shannock Road , South Kingstown, RI 02879

Nbrhood: Wakefield  
 RE Taxes/Yr: \$4,867 / 2017  
 Exempt Inc: No  
 Assessment: \$317,900  
 Asso Fee/Per: Year Built: 1989  
 Type: Cape Cod, Colonial, Contemporary  
 Public Rems: RARE FIND IN WAKEFIELD! Spacious 3 (possibly 4) bed home w/attached one bed in-law (598 sqft) on a private lot with large fenced-in backyard! Enjoy your summers within a 5-10 min drive to the Charlestown Breachway, Green Hill Town Beach or historic Narragansett! Updates include: roof (back 2012, front 2017), well pump w/impressive water filtration unit (2016), main septic (2006), etc. This home boasts the PERFECT in-law situation with two driveways, two separate septics (each 3-bed), separate utilities and separate laundry! Both the main home and in-law are perfect for single level living! Toss in nearly an acre w/large fence-in backyard and you'll be calling it home! The main home has a LARGE lower-level just waiting to easily be finished. Come out and see for yourself why you'll fall in love!

List Price: \$389,900  
 Original LP: \$389,900  
 Price/SqFt: \$183.22  
 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: No      Loma: No      Historic: None

Interior

Total Rooms: 10      Abv Grd Liv Area: 2,128      Basement Type: Full  
 Beds Total: 4      Blw Grd Liv Area: 0      Basement Access: Interior and Exterior  
 Baths Full: 3      Apx Total Liv Area: 2,128      Basement Finish: Unfinished  
 Baths Half: 0      Living Area Src: Public Records      Bsmt % Finished:  
 Bldg Levels: 2      # Bsmt Rooms:      Bsmt Room Type:  
 Walls: Dry Wall  
 Finished Floor: Hardwood, Laminate, Parquet, Wall to Wall Carpet  
 Interior: Cathedral Ceilings, Skylight

Room	Level	Length	Width	Ceiling Height
Kitchen	1st			
Family Room	1st			
Living Room	1st			
Office	1st			
Full Bath	1st			
Master BD	2nd			
Bedrm2	2nd			
Bedrm3	2nd			
Full Bath	2nd			
In-Law Apt	1st			
Kitchen	1st			
Living Room	1st			
Bedrm1	1st			
Full Bath	1st			

Building / Site / Utilities

Assessor Lot: 36      Assessor Block:      Assessor Plat: 072-1  
 Ungrd Tank Size: Unknown      Apx Lot SqFt: 42,689      Lot Frontage:  
 Ungrd Tank Type: Unknown      Site Acres: 0.98      Insulation: Unknown  
 Foundation Type: Concrete      Fndtn L x W:      Onsite Prk Spcs: 10  
 Garage / Desc: 0, None  
 Lot Description: Fenced  
 Fireplaces: Gas - 0  
 Electric: 200 Amps, Circuit Breaker, Generator, Individual Meter  
 Exterior: Deck, Wood  
 Water Supply: Private, Well  
 Sewer: Septic System      Plumbing: Mixed  
 Heating System: Baseboard      Cooling: None, Wall Unit  
 Heating Fuel: Electric, Bottle Gas      Hot Water: Electric, Rented, Tank  
 Heat Fuel Usage: Unknown      ApxHeat Cost \$: Undetermined

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/1183661>  
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: Premeer Real Estate  
List Date: 02/26/2018 Entry Only: No Lock Box: Office  
Expire Date: 05/26/2018 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

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Syndication

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Internet Display: Yes	Address Display: Yes	Send to List Hub: Yes
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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