

Single Family - MLS # 1083265

Price Changed

80 FERNCREST AV

Cranston, RI 02905

NBRHD: EDGEWOOD

Plat: 2-5 **Lot:** 3140
Zoning: **Block:**
Assessment: \$ 183500.00
Real Estate \$ 4191.00
Tax Year: 2013
Fire District Tax: \$ 0.00
Asn Fee: **Asn Fee Per:**



Sold Price:
List Price: \$ 199,900
Original Price: \$ 209,900

Aprox Lot SF: 4,284 SqFt
Aprox Acres: 0.10 Acres
Frontage:

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: 20

Type: Colonial	Year Built: 1925	Full / Half Baths: 2 / 1	Foundation: , Type:Concrete
Aprox Abv Grd Liv Area: 1616.0	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N Short Sale: N
Aprox Blw Grd Liv Area: 500	Total Rms: 7	Levels: 2	Subsidized Housing: N
Aprox Total Liv Area: 2116	Living Area Source: Licensee Estimated		Historic: None

LOADS OF LIVING AREA & HARDWOODS! This 3 bed/2.5 bath home offers a spacious layout on the 1st floor w/dining, living & family room! 3 LARGE bedrooms upstairs w/lots of closets! Toss in a garage and fenced backyard and this is a place to call home!

Lower Level:	Fin Floor: Hardwood, Ceramic
1st Floor: Kitchen, Living, Dining, Family	Wall:
2nd Floor: 3 large bedrooms and full bath	Basement: ,Full ,Interior Only ,Part Finished ,70 ,2 ,Bathroom ,Laundry ,Playroom
3rd Floor:	Fireplace: 1 / Brick
Living Room: Master Bdrm:	Handicap Acc:
Interior:	
Rooms:	
Equipment: Refrigerator, Oven/Range, Dishwasher	
Garage: Detached	Garage Spaces: 1 On-Site Parking:
Exterior: Brick, Vinyl Siding	
Water Amenities:	Underground Tank Size/Type: Unknown / Unknown
Near:	
Lot: Fenced Yard, Paved Driveway	
Heat System: Forced Water	Electric: 100 Amps, Circuit Breaker
Heating Fuel: Gas Water Supply: Connected	Plumbing: Mixed Insulation: Unknown
Aprx Heat \$: Undetermined Hot Water: Gas, Tank	Cooling: None Sewer: Connected

Listing Agent: 29968
 Chris Whitten
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 401-527-1004

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

List Date: 11/11/2014 | **Entry Only:** N | **Limited Service:** N | **Occupancy:** Negotiable | **Lockbox / #:** Office
Exp Date: 12/11/14 | **Photo:** R | **RE Lic Owner:** N | **List Contract:** Exclusive Right to Sell | **Sign on Property:** Y
Show Instr: PLEASE book showings ONLY through the following link: (<http://www.premeerrealstate.com/property/1083265>) ** 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% Net Sale

Off Mkt date:	Closed Date:	List Price: \$ 199,900	Seller 2nd:
Contract date:	Financing:	Sold Price:	Seller Pays CC: Seller Paid:
Terms:	Type of sale:		
Pertinent Sale Data:			Days on Market: 20
Coop Office:	Coop Agent:		