

Single Family - MLS # 1163596 - Active

40 Edgewood Avenue , Woonsocket, RI 02895



Nbrhood: East Woonsocket  
 RE Taxes/Yr: \$5,270 / 2016  
 Exempt Inc: No  
 Assessment: \$165,500  
 Asso Fee/Per:  
 Year Built: 1997  
 Type: Cape Cod  
 List Price: \$199,900  
 Original LP: \$199,900  
 Price/SqFt: \$154.24  
 DOM: 0  
 Fire Dist Tax:  
 Public Rems: Enjoy this stunning and spacious 3 Bed/1.5 Bath Cape on a small cul-de-sac! Enjoy East Woonsocket living with Routes 99/146/295 all close by! Updated kitchen has granite counters and plenty of cabinet space, SS appliances and private deck. Toss in two large 2nd floor bedrooms, good sized dining room and large finished WALKOUT lower-level and you'll fall in love! Great location, great space, great price!

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: 8      Abv Grd Liv Area: 1,296      Basement Type: Full  
 Beds Total: 3      Blw Grd Liv Area: 576      Basement Access: Walkout  
 Baths Full: 1      Apx Total Liv Area: 1,872      Basement Finish: Finished  
 Baths Half: 1      Living Area Src: Public Records      Bsmt % Finished: 80  
 Bldg Levels: 2      # Bsmt Rooms: 2      Bsmt Room Type:  
 Bath Desc: Tub & Shower  
 Equipment: Dishwasher, Microwave, Oven/Range, Refrigerator  
 Finished Floor: Ceramic, Laminate, Wall to Wall Carpet

Room	Level	Length	Width	Ceiling Height
Kitchen	1st			
Living Room	1st			
Dining Room	1st			
Master BD	2nd			
Bedrm2	2nd			
Bedrm3	1st			
Full Bath	2nd			
Half Bath	1st			
Family Room	Lower			
Office	Lower			

Building / Site / Utilities

Assessor Lot: 311      Assessor Block:  
 Ungrd Tank Size: Unknown      Apx Lot SqFt: 9,525      Assessor Plat: 48Q  
 Ungrd Tank Type: Unknown      Site Acres: 0.22      Lot Frontage:  
 Foundation Type: Concrete      Fndtn L x W:  
 Garage / Desc: 0, None      Onsite Prk Spcs: 4  
 Fireplaces: None - 0  
 Electric: 100 Amps  
 Exterior: Deck, Vinyl Siding  
 Water Supply: Connected  
 Sewer: Connected      Plumbing: Mixed  
 Heating System: Baseboard, Forced Water      Cooling: None  
 Heating Fuel: Oil      Hot Water: Indirect, Oil  
 Heat Fuel Usage: Unknown      ApxHeat Cost \$:

Energy Efficiency/Sustainability Features

Construction: No

Listing / Agent - Office Information

Show Instruct: Please book all showings at the following weblink (copy/paste) w/24 hour notice:  
<https://www.premeerrealstate.com/property/1163596>  
 List Agent: [29968](https://www.premeerrealstate.com/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](https://www.premeerrealstate.com/office/PMER)      LO Phone: 401-274-6200  
 LO Name: Premeer Real Estate  
 List Date: 06/05/2017      Entry Only: No      Lock Box: Office  
 Expire Date: 09/05/2017      Limited Service: No      Lock Box Serial:  
 Contract Date:      Sign on Prop: Yes  
 Occupancy: Negotiable  
 Comp to Co Bkr: 2.5 NS

Comp Comm: 2.5% Net Sale  
Listing Contract: Exclusive Right to Sell

Syndication

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Internet Display: Yes  
IDX: Yes  
Realtor.com: Yes  
RI Living.com: Yes

Address Display: Yes  
IDX Address Display: Yes  
Realtor.com Addr Display: Yes  
RI Living.com Addr Display: Yes

Send to List Hub: Yes  
Allow AVM: No  
Allow Comments: No  
Zillow: Yes  
Homes: Yes

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

Agent Full