

Single Family - MLS # 1187067 - Active

40 Wakefield Avenue , Cranston, RI 02920



Nbrhood: Laurel Hill
 RE Taxes/Yr: \$2,759 / 2017
 Exempt Inc: No
 Assessment: \$122,900
 Asso Fee/Per:
 Year Built: 1959
 Type: Ranch

List Price: \$199,900
 Original LP: \$199,900
 Price/SqFt: \$177.22
 DOM: 0
 Fire Dist Tax:

Public Rems: WOW! This single-level living ranch boasts 3 large bedrooms, gleaming hardwoods in your sunlit living room and just minutes from Rte. 10! Come see to fall in love!

General Information

Under Construction: No
 Subsidized Housing: No
 Elevation Cert: No

Leased Land: No
 REO Bank Owned: No
 Loma: No

Short Sale: No
 Zoning:

Adult Comm: No
 RE Lic Owner: No
 Historic: None

Interior

Total Rooms: 5
 Beds Total: 3
 Baths Full: 1
 Baths Half: 0
 Bldg Levels: 1
 Bath Desc: Tub & Shower
 Walls: Dry Wall, Paneled
 Equipment: Ceiling Fan, Dishwasher, Exhaust Fan, Oven/Range, Refrigerator
 Finished Floor: Hardwood

Abv Grd Liv Area: 1,128
 Blw Grd Liv Area: 0
 Apx Total Liv Area: 1,128
 Living Area Src: Public Records
 # Bsmt Rooms: 1

Basement Type: Partial
 Basement Access: Interior Only
 Basement Finish: Unfinished
 Bsmt % Finished: 0
 Bsmt Room Type: Storage Area, Utility

Room	Level	Length	Width	Ceiling Height
Bedrm1	1st			
Bedrm2	1st			
Bedrm3	1st			
Bath w/Shw	1st			
Eat In Kitchen	1st			
Living Room	1st			

Building / Site / Utilities

Assessor Lot: 3400
 Ungrd Tank Size: Unknown
 Ungrd Tank Type: Unknown
 Foundation Type: Concrete
 Garage / Desc: 0, None
 Fireplaces: None - 0
 Electric: 100 Amps, Circuit Breaker
 Exterior: Brick
 Water Supply: Connected
 Sewer: Connected
 Heating System: Gas Connected
 Heating Fuel: Gas
 Heat Fuel Usage: Unknown
 Near: Commuter Bus, Highway Access, Recreational Facilities, Schools

Assessor Block: 7
 Apx Lot SqFt: 4,800
 Site Acres: 0.11
 Fndtn L x W:

Assessor Plat: 7
 Lot Frontage: Unknown
 Insulation:
 Onsite Prk Spcs: 2

Plumbing: Mixed
 Cooling: None
 Hot Water: Gas
 ApxHeat Cost \$: Undetermined

Energy Efficiency/Sustainability Features

Construction: No

Listing / Agent - Office Information

Def Show: No
 Show Instruct: Very easy to show! Please book all showings at the following weblink (copy/paste):
<https://www.premeerrealstate.com/property/1187067>

List Agent: [35127](https://www.premeerrealstate.com/agent/35127)
 LA Name: Anne McCrann
 List Office: [PMER](https://www.premeerrealstate.com/office/PMER)
 LO Name: Premeer Real Estate
 List Date: 04/09/2018
 Expire Date: 06/04/2018
 Contract Date:
 Occupancy: Negotiable
 Comp to Co Bkr: 2.5% VNS
 Listing Contract: Exclusive Right to Sell

LA Phone: 401-465-5471
 LA Email: amccrann@gmail.com
 LO Phone: 401-274-6200

Entry Only: No
 Limited Service: No
 Sign on Prop: Yes

Lock Box: Company
 Lock Box Serial:

Internet Display: Yes	Address Display: Yes	Send to List Hub: No	
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

IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information is deemed reliable but is not guaranteed. © 2017 State-Wide Multiple Listing Service. All rights reserved.