

# Single Family - MLS # 1105918

Active New

**31 CREST AV**

**Lincoln, RI 02865**

**NBRHD: SAYLESVILLE-HIGHLAND**

Plat: 16 Lot: 56  
 Zoning: Block:  
 Assessment: \$ 181600.00  
 Real Estate \$ 4273.00  
 Tax Year: 2015  
 Fire District Tax: \$ 313.00  
 Asn Fee: Asn Fee Per:



**Sold Price:**  
**List Price:** \$ 239,900  
**Original Price:** \$ 239,900

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**Aprox Lot SF:** 5,271 SqFt  
**Aprox Acres:** 0.12 Acres  
**Frontage:**

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**Internet / Address Display:** Y/Y  
**IDX / Address Display:** Y/Y  
**RILiving.com / Address** Y/Y  
**Realtor.com / Address Display** Y/Y  
**Allow AVM / Comments:** N/N  
**Send to ListHub:** Y

**Open House:**

08/29/15 11:00 AM - 1:00 PM

**Days On Market: 0**

<b>Type:</b> Cape Cod	<b>Year Built:</b> 1963	<b>Full / Half Baths:</b> 2 / 0	<b>Foundation:</b> , Type:Concrete
<b>Aprox Abv Grd Liv Area:</b> 1256.0	<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> 0	<b>Total Rms:</b> 7	<b>Levels:</b> 2	<b>Subsidized Housing:</b> N
<b>Aprox Total Liv Area:</b> 1256	<b>Living Area Source:</b> Tax Assessor		<b>Historic:</b> None

**UPDATED CAPE IN VERY DESIRED NEIGHBORHOOD! This spacious 3-4 bed cape boasts newer boiler, roof, 2nd floor bath, replacement windows & blown-insulation! Also includes loads of hardwoods, fun fenced backyard & basement just waiting for you to finish!**

**Lower Level:** Waiting for you to fishish!  
**1st Floor:** Ktcn, Lvng, Dining, Bed, Bath, Office  
**2nd Floor:** 2 Bedrooms, Newer Full Bath  
**3rd Floor:**  
**Living Room:** **Master Bdrm:**  
**Interior:**  
**Rooms:**

**Fin Floor:** Hardwood, Ceramic  
**Wall:**  
**Basement:** ,Full ,Interior Only ,Unfinished  
**Fireplace:** 1 / Brick  
**Handicap Acc:**

**Equipment:** Refrigerator, Oven/Range, Dishwasher, Hood, Washer, Dryer

**Garage:** None **Garage Spaces:** 0 **On-Site Parking:**  
**Exterior:** Vinyl Siding  
**Water Amenities:** **Underground Tank Size/Type:** Unknown / Unknown  
**Near:**  
**Lot:**  
**Heat System:** Forced Water **Electric:** 100 Amps, Circuit Breaker  
**Heating Fuel:** Oil **Water Supply:** Connected **Plumbing:** Mixed **Insulation:** Walls, Ceiling, Floors  
**Aprx Heat \$:** Undetermined **Hot Water:** Electric, Tank **Cooling:** None **Sewer:** Connected

**Listing Agent: 29968**  
 Chris Whitten  
[chris@chris-whitten.com](mailto:chris@chris-whitten.com)  
 401-527-1004

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

**List Date:** 08/24/2015 **Entry Only:** N **Limited Service:** N **Occupancy:** Negotiable **Lockbox / #:** Office  
**Exp Date:** 11/24/15 **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.premeerrealestate.com/property/> ) \*\* 24 NOTICE PLEASE \*\*  
 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:** \$ 239,900 **Seller 2nd:**  
**Contract date:** **Financing:** **Sold Price:** **Seller Pays CC:** **Seller Paid:**  
**Terms:** **Type of sale:**  
**Pertinent Sale Data:** **Days on Market:** 0  
**Coop Office:** **Coop Agent:**