## 2-4 Units Multi Family - MLS # 1187791 - Active



## 315 River Road , Lincoln, RI 02865

Nbrhood: LONSDALE RE Taxes/Yr: \$2,773 / 2017

List Price: \$239,900 Exempt Inc: Yes Original LP: \$239,900 \$194,800 Price/SqFt: \$142.46 Assessment: Asso Fee/Per: DOM: Year Built: 1800 Fire Dist Tax: \$286

# of Units: Type: Up/Down

Public Rems: Well maintained 2-unit (up/down) Cape with 1800's charm yet

boasts many upgrades! The first floor unit offers a spacious 1,108 sqft with three good-sized bedrooms, kitchen w/island, good-sized living room and sunroom w/parquet floor! First floor is PERFECT for owner-occupied! The second floor unit offers two beds, living room and kitchen w/skylight. Town water/sewer, gas heat, separate meters (electric & gas). Recently upgraded paved driveway and walkways (2015) and both hot water heaters were replaced in 2016. Current tenant (2nd floor) is month-to-month. Only thing two units share are water/sewer. Lead Certs for both units from 2014! Don't wait

on this one!

General Information

Interior

Under Construction: No Leased Land: Short Sale: Cert Legal Use: Yes No No Subsidized Housing: No REO Bank Owned: No RE Lic Owner: No Zoning: Time Šhare: Elevation Cert: Historic: Unknown

# Bsmt Rooms: Living Area Src: Public Records Gross Liv Area: 1,684

Basement Type: Full

Basement Access: Interior and Exterior Basement Finish: Unfinished Walls: Paneled, Plaster

Dishwasher, Dryer, Oven/Range, Refrigerator, Washer Ceramic, Hardwood, Laminate, Parquet Equipment:

Finished Floor:

In Building Laundry:

Unit Type Rooms Bedrooms Full Baths Half Baths SaFt Occupancy Rent Description Unit1 1,108 \$0 1st Floor Unit 6 0 Owner 3 1 Unit2 4 2 1 0 576 \$700 Third Party no lease 2nd Floor Unit Unit3 0 0 0 0 0 \$0 No Unit

Unit4 0 0 0 0 0 \$0 No Unit

Totals 10 5 2 O 1,684 \$700

Financial

Plumbing:

Mixed

Owner Annual Income: \$0 Owner Annual Expenses: \$0 Other Monthly Rents: \$0 PL Statement: No - Building / Site / Utilities

Assessor Lot: 002 Assessor Block: Assessor Plat: 11 Ungrd Tank Size: Unknown 15,246 Apx Lot SqFt: Lot Frontage:

Ungrd Tank Type: Unknown Site Acres: 0.35 Insulation: Ceiling Foundation Type: Stone Fndtn L x W:

Total Prk Spaces: Onsite Prk Spcs: 7 # Levels: 2 # Bldg: 1

Garage / Desc: 0, None

Lot Description: **Paved Driveway** 

Fireplaces: Brick - 1

100 Amps, Circuit Breaker, Individual Meter Electric:

Exterior: Clapboard, Wood

Water Supply: Connected Sewer: Connected

Heat Paid By: Tenant # Heat Systems: Heating System: Baseboard, Forced Water, Gas on Gas Coolina: None Hot Water: Gas, Tank Heating Fuel: Gas Heat Fuel Usage: Unknown Heat Cost \$: Undetermined

Energy Efficiency/Sustainability Features

Construction: No

- Listing / Agent - Office Information -

Def Show:

Show Instruct: Showings start now. Please book all showings at the following weblink (copy/paste):

https://www.premeerrealestate.com/property/1187791

List Agent: LA Phone: 401-527-1004 29968

LA Name: **Chris Whitten** LA Email: chris@chris-whitten.com List Office: **PMER** LO Phone: 401-274-6200

Yes

LO Name: Premeer Real Estate

04/16/2018 07/16/2018 List Date: Entry Only: Lock Box: Office No Expire Date: Limited Service: No Lock Box Serial: Sign on Prop:

Contract Date:

Occupancy: Comp to Co Bkr: Negotiable 2.5% VNS 2.5% VNS Comp Comm:

**Exclusive Right to Sell** Listing Contract:

Syndication -

Internet Display: Yes IDX: Address Display: Send to List Hub: Yes Yes IDX Address Display: Allow AVM: Yes No Realtor.com Addr Display: Yes Realtor.com: Allow Comments: No Yes

Yes Homes: Yes RI Living.com: Yes RI Living.com Addr Display: Yes Zillow:

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

Agent Full

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