

Single Family - MLS # 1007301

Active New



Sold Price:
List Price: \$ 572,500
Original Price: \$ 572,500
Days On Market: 0

Open House:

RealtyBid Event

Start Date: **End Date:**

31 EDWARD ST

Newport, RI 02840

NBRHD: FAREWELL

Redesigned and completely rebuilt from the foundation up. Open kitchen concept with breakfast bar, restoration hardware inspired lighting, oversized lot with patio, elegant landscaping. Parking for 4+ cars. High efficiency gas burner and central AC

Type: Cottage		Year Built: 2011		Full / Half Baths: 2 / 1		Foundation:	
Aprox Abv Grd Liv Area: 2252	Bedrooms: 3	Under Construction: N	REO/Lender Owned: N	Short Sale: N			
Aprox Blw Grd Liv Area: 0	Total Rms: 9	Levels: 3	Subsidized Housing: N	Historic: None			
Aprox Total Liv Area: 2252		Living Area Source: Other		Aprox Lot SF: 5,663 SqFt		Aprox Acres: 0.13 Acres	
Assessment: \$ 302800.00		Zoning: R10		Plat: 17		Lot: 62	
Real Estate Taxes: \$ 2882.60		Tax Year: 2009		Fire District Tax: \$ 0.00		Block:	
Asn Fee:		Asn Fee Per:		Frontage:			
Internet Display: Y	Internet Address Display: Y	Send to ListHub: Y					
IDX: Y	IDX Address Display: Y	Allow AVM: Y					
Consumer Sites: Y	Consumer Sites Address Display: Y	Allow Comments: Y					

Listing Agent: 18335 Libby Kirwin libbykirwin@cox.net 401-835-7139	Listing Office: LKRE Libby Kirwin Real Estate, LLC 401-619-3885	Showing Agent: 18335 Libby Kirwin libbykirwin@cox.net 401-864-5458
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Joint-Listing Agent :

List Date: 12/23/11 **Entry Only:** N **Limited Service:** N **Occupancy:** 1-30 Days **Lockbox / #:** Office
Exp Date: 12/23/12 **Photo:** F **RE Lic Owner:** N **List Contract:** Exclusive Right to Sell **Sign on Property:** Y
Show Instr: Available for immediate showings. Call Libby any time- day or night!

AccuShow: ENABLE free functions

Broker Display-Full Information Deemed Reliable But Not Guaranteed. All compensation offered through MLS to the cooperating company is paid based exclusively on its becoming procuring cause of the purchaser. 12/23/11

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Feature Details

Comp to Coop Broker: 3

Comp Comments:

Fin Credits(on HUD) - Comments:

Repair Credits(on HUD) -Comments:

Off Mkt date:	Closed Date:	List Price: \$ 572,500	Terms:	
Contract date:	Days on Market:	0 Sold Price:		Seller Pays CC:
Financing:		Type of sale:		Seller Paid:
Pertinent Sale				Seller 2nd:
Coop Office:		Coop Agent:		
Joint-Coop Agent:				

Lower Level:

1st Floor:

2nd Floor:

3rd Floor:

Living Room: Master Bdrm:

Fin Floor: Hardwood, Wall to Wall Carpet, Ceramic, Pine

Wall:

Basement: Unfinished, Full

Fireplace: 0 / None

Handicap Acc:

Interior:

Rooms:

Equipment:

Garage Spaces: 0 On-Site Parking: 4

Garage: None

Exterior: Other Siding, Insulated Glass Windows, Porch, Storm Windows

Underground Tank Size/Type: None / None

Water Amenities: Walk to Salt Water

Near: Shopping, Bus, Commuter Bus, Highway Access, Public School, Hospital, Recreational Facility, Marina, Tennis, Swimming

Lot:

Heat System: Forced Air

Heating Fuel: Gas

Aprx Heat \$: 1801-2100

Electric: 150 Amps

Plumbing: Mixed, PVC, Copper

Water Supply: Connected

Hot Water: Gas

Sewer: Connected

Cooling: Central Air Conditioning

Insulation: Walls, Ceiling, Floors

Selling Price to Original List Price:

Selling Price to List Price Ratio:

Selling Price per SQFT Abv Grade:

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