

2100 3br (16002 USD)



Location **Rhode Island**
<https://www.genclassifieds.com/x-795102-z>

QR Code Link to This Post Location: Ideal location situated in a quiet cul-de-sac suburban neighborhood with 5 min walk to some of the best amenities that Rhode Island has to offer. This includes Colt State park, East Bay Bike path, Bristol Harbor (fishing and boating) and shopping. Additional, the nation's oldest 4th of July parade and celebration takes place at the top of the cul-de-sac. Bristol offers all that Newport does, without the traffic and high prices. Home is situated conveniently only 10 miles from Newport Naval Base and 15 miles from Providence.

Interior: The single family home has 1600 sq ft of living space that offers open floor plan concept with new oversized windows providing an abundance of natural light. Hardwood installed wall to wall and is accented with articulating Brazilian cherry boarders. The kitchen décor offers abundant granite counter tops and island, set against high quality Kraft maid cabinets and energy efficient stainless steel appliances. This with the earth tone paint selection creates a warm, yet modern appeal. The living room is large and had room for 3 couches and the new wood pellet stove not only provides a focal point for the room, but also offers an extremely cost effective heating source. All 3 bedrooms are spacious and offer a minimum of 1 closet, some with 2. The master bedroom has a new full master bathroom. The main bath offers a full tub and new Kohler vanity and toilet. The basement is partially finished on one side and offers a workshop on the other side. The home has a brand new energy efficient peerless hot boiler water heater. The house is powered by a new 200amp service panel that is designed for generator backup during power outage.

Exterior: The home also offers a detached garage that has space for 1 vehicle and 1 motorcycle. The manicured backyard is surrounded by beautiful arborvitae ensuring privacy and is complemented by an oversized architected composite deck with built in lighting, benches and fire pit. The roof is less than 4 years old and offers 30 year architectural shingles under warranty.

UTILITIES:

Heat: Oil (new boiler)

Electric: Not included

Water: Included

AMENITIES:

Pet Friendly: Yes, Pets & Smokers Allowed

Laundry: Yes, dedicated washer/dryer in basement.

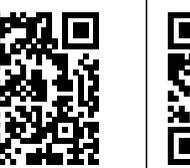
Off Street Parking: Yes, 5 Spaces.

Walk to downtown, water, Mount Hope High School, Guitaras School, Vets Park, East Bay Bike Path, Independence Park and July 4th parade route.

Storage: Basement, Attic & Garage

LEASE TERMS:

Term: 1 or 2 year lease with first and last month's (Security Deposit) rent due upon signing.

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References: Rental references required with positive background check.

Availability: Feb-March, 2018