

\*\*\* Single Family \*\*\*

Broker Display

List# 842500

Active New


**40 RED CROSS AV  
OLD BEACH/HILL**

Newport, RI

02840

**Area:** 8  
**Plat:** 29  
**Lot:** 198  
**Block:**  
**Zoning:** R 20

**OpenHouse:**  
**Assessment:** 629000.0  
**RE Taxes:** \$5246 - 2007  
**F.D. Tax:** \$0  
**Asn Fee:**

**Sale Price:**  
**List Price:** \$699,000  
**Orig Price:** \$699,000  
**Type of Sale:**  
**RE Licensee Owner:** n  
**Lot SF:** 20,000  
**Apx Lot Acres:** 0.460  
**Frontage:** 200  
**Internet / IDX:** Y / Y

<b>Type:</b> Cape Cod Cottage Vacation	<b>Levels:</b> 2	<b>Bedrooms:</b> 4	<b>Abv Grd Liv Area:</b> 1,944
<b>Year Built:</b> 1953	<b>Historic:</b> Local Hist.Dist.	<b>Full/Half Baths:</b> 1.0	<b>Belw Gr Liv Area:</b> 0
<b>Garage/On-Site:</b> 2 / 4	<b>Under Const:</b> N	<b>Total Rms:</b> 9	<b>Total Grs Liv Area:</b> 1,944
<b>Fireplaces:</b> 1	<b>Undgrd Tank Sz/Type:</b> None / None		<b>Foundation:</b> 30 x 28

<b>Lower Level:</b> Storage Laundry Bulkhead	<b>Liv Rm:</b> 21 x 15
<b>1st Floor:</b> Liv/FP Din EIK 3Bed Bath Garage	<b>Master Bdrm:</b> 13 x 13
<b>2nd Floor:</b> Bedroom & Office Storage	
<b>3rd Floor:</b>	

**Best of both worlds walk to beach or Bellevue Ave. A classic New England Cape on close to half an acre with stone walls, lovely trees, updated exterior including newer roof, windows and siding. Updated bath. 2 car garage! Expansion possible.**

<b>Type:</b> Cape Cod Cottage Vacation	<b>Terms:</b>
<b>Garage:</b> 2 / Attached Door Opener	<b>Handicap Acc:</b> One Level
<b>Fireplace:</b> Brick	<b>Wall:</b> Plaster ,Dry Wall
<b>Fin Floors:</b> Hardwd Ceramic Vinyl	
<b>Basement:</b> Full Concrete Unfinished Bulkhead	
<b>Rooms:</b> Dining Rm Eat In Kit Laundry Area Living Room MBR on 1st Floor	

**Interior:** Attic Strg Int Expansion  
**Exterior:** Shingles Wood Insul Glss Wndw Patio  
**Near:** Swimming Tennis Priv School Shopping Bus Rec Facil  
**Lot:** Wooded Sidewalks Paved Drive Corner  
**Equipment:** Refrigerator Oven/Range Dishwasher Cable Tv

Contact: Mary Durham  
(401) 862-4215 or email to  
Mary@NewportHouses.net

Information Deemed Reliable But Not Guaranteed.

<b>Heat Fuel:</b> Oil	<b>Water Supply:</b> Connected	<b>Insulation:</b> Unknown
<b>Heat Sys:</b> Forced Air	<b>Wtr Amens:</b> Walk To Water	<b>Electric:</b> 100 Amps Circuit Brkr
<b>Apx Heat \$:</b> Undetermined	<b>Sewer:</b> Connected	<b>Plumbing:</b> Mixed
<b>Cool:</b> Central	<b>Hot Wtr:</b> Elec Tank	