


**40 42 LEE ST
YACHTING VILLAGE**
Newport, RI
02840
Area: 8
Plat: 35
Lot: 116
Block:
Zoning: R10

**Open House
Assessment:** 414800.0
RE Taxes: 3,460 - 2007
F.D. Tax: 0.0
Yr. Asn Fee:
List Price: \$525,000
Orig Price: \$525,000
Type of Sale :
RE Licensee Owner: n
Lot SF: 2,613
Apx Lot Acres: 0.060
Frontage:
Internet / IDX: Y / Y

Type: Side/Side	Historic: None	Grs Bld Area: 2060
Year Built: 1860	Units: 2	Buildings: 1
Heat Sys: 2	Levels: 2	Under Const: N
Laundry: Off Site	#Parking/ #Garage: 0/0	#Fireplaces: 0
	Undgrd Tank Sz/Type: None /None	Apx Lot Acres: 0.06
		Foundation:

#Rms	#BR	#BA	Rent	Occ	Description	Annual Summary	
Unit 1:	5	3	1.1	1687	t	LIV EIK 3BD Baths	Income: 36564
Unit 2:	4	2	1.0	1360	T	LIV DIN KIT 2Bed	Expenses: 3460.00
Unit 3:	0	0	0.0	0	0	0	Other Rents: 0
Unit 4:	0	0	0.0	0	0	0	P/L Stmtnt: n
Totals:	9	5	2.1	Monthly Rent:	3,047		

Excellent Yachting Village location between Spring and Thames. Rents are average of summer/winter for 2007/2008. Recent updates include replaced siding, replaced windows, updated baths. Private sun porch in one and private patio in other unit.

Type: Side/Side
Handicap:
Park/Garge: None
Finished Flr: Hardwood PineWall to Wall Carpet Ceramic Vinyl
Basement: Full Unfinished

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

Interior:
Exterior: Clapboard Insulated Glass Windows
Near: Shopping
Equipment: Refrigerator Oven/Range
Lot: Sidewalks
Terms:

Information Deemed Reliable But Not Guaranteed.

Heat Fuel: Electric	Water Supply: Connected	Insulation: Unknown
Heat Sys: Baseboard	Wtr Amenities: Walk To Water	Electric: 200 Amps 220 Volts Circuit B
Ht Pd By: Owner TenantMixed	Sewer: Connected	Plumbing: Mixed
Cool: None	Hot Water: Electric	Walls: Plaster Dry Wall