



4020 OLD POST ROAD CHARLESTOWN, RI 02813

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www.cindycurtisrealestate.com

Price:	\$820,000	
Address:	East Arnolda	
Township:	Charlestown	
School District:	Chariho	
Assessment:	\$750000 approx.	
Beds:	3 or 4	Baths: 2.5
Total Rooms:	8	Pole#:
RE Taxes	\$6,310	FD Taxes: \$225
Plat:	12	Lot: 2 new
Land sq ft:	91,833	Acreage: 2.1 or 3.1
Frontage:	20	Depth: 510
Waterfront:		Waterview: potential
Water Access:	Pond	River:
Water:	Well	Sewerage: 4 Bed
Year Built:	2015	Driveway: Gravel
Condo Fees:		Asoc. Fees: \$400/yr



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Style:	Cntp	Floors:	Hdwd, Tile	Rooms	1st Floor	2nd Floor	3rd Floor	Basement
Roof:	Asphalt	Fireplace:	Yes	LR	20'x16'			Garages
Color:	Natural	Stove:	Yes	DR	14'x13'			Storage
Siding:	Cedar	Refrig:	Yes	EIK	12'8x14'8"			Shower
Tot.Sq.Ft:	2812	D/W:	Yes	Bath	5x5 7x10	4'x8'		
Strm&Scr:	Yes	W/D:		BR1	12'9x15'			
Amps:	200	H/W Tank:	Yes	BR2		13'2x12'5"		
Heat:	FWA	Heat Cost:	Unk	BR3		15'x11'		
Fuel:	Propane	Outbldg.	No	BR4				
Basement:	Full Unf	Garage:	2 Car	Loft:		11'8x20'4"		

Important Comments

Custom designed home to be built by well known Carl Johnson Design Build team. Private neighborhood with salt water access and amenities. Town dock just around the corner. Full appliance package is budgeted. Located in delightful Charlestown Village. Come early to select paint, tile, counter tops and lighting. A special custom offering with outside fireplace and potential for exterior summer kitchen. 4 bed spetic allows for expansion. Potential waterview, association beach and boat launch area.

Model Home available for viewing.

Rt. 1A to right on E. Arnolda Dr. Lot on left in field.

Den	10'x10'		
Porch	15'x16'		
Deck	HUGE	15'x16'	
Foyer	6'6x7'		
Laundry	2'10x5'5"		
Pantry			

Listing Agent:	Cindy Curtis
Listing Agents Phone:	401-7842-1622
Contact:	
Contacts Phone:	
	Central Vac Central AC

\$2500 one time fee to join Arnolda East Asso. Mandatory fee.
 \$400/yr road maintenance \$6250 dock space when available

MLS#:	1092442
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