



4020 OLD POST ROAD CHARLESTOWN, RI 02813

Cindy Curtis
REAL ESTATE

Tel 401.364.7489

Fax 401.364.9434

Cell 401.742.1622

www.cindycurtisrealestate.com

Price:	\$529,900	
Address:	91 Osprey Road	
Township:	Matunuck Blackberry Hill	
School District:	SKHS	
Assessment:	\$448,100	
Beds:	3	Baths: 2
Total Rooms:	6	Pole#:
RE Taxes	\$6,475	FD Taxes: \$317
Plat:	86-3	Lot: 39
Land sq ft:	23,087	Acreage: 0.53
Frontage:	122.8	Depth: 202.4
Waterfront:		Waterview:
Water Access:	Beach	River:
Water:	Town	Sewerage: 3 bed ISDS
Year Built:	1997	Driveway: Paved
Water:	\$50/qtr.	Asso fee \$100 1x



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Style:	Floors:	Rooms	1st Floor	2nd Floor	3rd Floor	Basement
Split CNTP	ww/hdwd	LR	16x16			
Ashphalt	Fireplace: Propane	DR	11x13			
Natural	Stove: Yes	EIK	16x10.5			
Cedar	Refrig: Yes	Bath		BTS BTS		
Tot.Sq.Ft: 1264+640	D/W: Yes	BR1		11x15		
Strm&Scr: Yes	W/D: Yes Yes	BR2		9x13+ 6x15		
Amps: 200	H/W Tank:	BR3				29x13.5
Heat: HWB	Heat Cost: \$2,250	BR4				
Fuel: Oil	Outbldg. Shed	FR				
Basement: Finished	Garage: None	Den				

Important Comments

Ever wanted that easy care year round home, just a walk or bike ride to the ocean? Here on Blackberry Hill the SK Town Beach, Vanilla Bean, local grocery and Carpenter's Farm Stand are all close by. Enjoy a great breakfast at the Ocean Mist or post beach cocktails on the deck with waves dancing underneath. Tri level home has newish oil burner. Addition on rear can be used as formal dining or sunroom. Bamboo floors, gas fireplace. Multi Decks overlook large private yard. Paddle on the pond or surf the ocean!

Porch					
Deck	x				x
Foyer					
Laundry					x
Pantry					
Other:	Verizon Fios available in neighborhood				

Listing Agent: Cindy Curtis
Listing Agents Phone: 401-742-1622

Contact
 Many species trees

Entry: Key Garbage Disposal, Microwave

Front power washed 8/29 Interior fresh paint at DR and BATH
 Carpeting all washed House professionally cleaned

Directions
 Rt.1, Matunuck Beach,R on Shelldrake, R Osprey

MLS#: **1237596**