

Cindy Curtis, CRB, CRS
Broker
ccurtis@cindycurtisrealestate.com

Price:	\$835,000		
Address:	107 Prospect Road		
Township:	South Kingstown		
School District:	Matunuck Elem & SKHS		
Assessment:	\$766,600		
Beds: 3	Baths:	2	
Total Rooms:	6	Pole#:	
RE Taxes	\$9,266.35	FD Taxes:	
Plat:	93-1	Lot:	55
Land sq ft:	19,602	Acreage:	1/2 ACRE
Frontage:	98'	Depth:	221
Waterfront:	YES	Waterview:	YES
Water Access:	YES	River:	
Water:	Town	Septic:	4 bed ISDS
Year Built:	efft 2000	Driveway:	none
Condo Fees:		Asoc. Fees:	



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Style:	Floors:	H/W/D Car	Rooms	1st Floor	2nd Floor	3rd Floor	Basement
Roof: Asphalt	Fireplace: YES	LR	15x20			Full	
Color: Grey	Stove: Yes	DR	12x16			unfinished	
Siding: Cedar	Refrig: Yes	EIK	10x12				
Tot.Sq.Ft: 1,709	D/W: YES	Bath	14x6,10x12			Great	
Strm&Scr: YES	W/D: YES	BR1	21x11			Storage	
Amps: 200	H/W Tank: YES	BR2		10x16			
Heat: HWB	Heat Cost: 900-1200	BR3		10x14		Under deck	
Fuel: Oil	Outbldg. 10x12	BR4				storage	
Basement: Full Unf	Garage: none	FR					

Important Comments

Quintessential waterfront cottage re-designed by Carl V. Johnson in 1998. Large kitchen with room for center island. Glassy living room overlooking Seaweed Cove (Potter Pond) has gas fireplace (and wood stove if desired ~or can be removed). First floor master suite, two bedrooms on second level with views of pond and ocean. Enclosed screen porch, decks and window boxed all around, stone dock. Most special offering. Charming...furniture package upon request.

Directions

Matunuck Beach Road to left on Prospect. # 107 on right, half way down.

Den				Outside
Porch	12x16			H/C shower
Deck	Many			
Foyer	YES			
Laundry	AREA			
Pantry				
Pool				

Listing Agent:	Cindy Curtis
Listing Agents Phone:	401-742-1622
Contact	Cindy Curtis
Contacts Phone:	401-742-1622
Entry:	Lockbox

New Septic installed in 1996. Builder, Charlie Thomas. Direct ocean access from owned dock and mooring.

MLS#:	959503
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