

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

Price:	\$420,000	
Address:	Unit 6~98 Southwinds Drive	
Township:	South Kingstown	
School District:	South Kingstown	
Assessment:	\$375,000	
Beds:	2	Baths: 2.1
Total Rooms:	6	Pole#:
RE Taxes	\$4,540	Fire District: \$150
Plat:	40-2	Lot: 14
Land sq ft:		Acreage: 20 acres
Frontage:		Depth:
Waterfront:		Waterview:
Water Access:		River:
Water:	Town	Sewerage: Town
Year Built:	2009	Driveway: Paved
Condo Fees:	125/mo	Total Units: 45



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Style:	Floors:	Rooms	1st Floor	2nd Floor	3rd Floor	Basement		
Townhouse	hdwd,cpt	LR	14x18					
Roof: Asphalt	Fireplace: zero cl	DR	12x10					
Color: Beige	Stove: Yes	EIK	13x15.5					
Siding: Vinyl	Refrig: Yes	Bath	XX	X				
Tot.Sq.Ft: 2425	D/W: Yes	BR1	13x12					
Strm&Scr: Yes	W/D: Yes/Yes	BR2		X				
Amps: 150	H/W Tank: Yes	BR3						
Heat: baseboard	Heat Cost: 901-1200	BR4						
Fuel: gas	Outbldg. No	FR						
Basement: unf	Garage: 2 Car	Den		Great Room				
Important Comments <i>New over 55 community~Unit 6 is 9 mo old with top of the line amenities including hardwood floors, ceramics, granite counters, attractive moldings and kitchen to die for. Possible furniture package. Overlooking wooded setting~easy highway access & central location. Near bike trail. Job change forces move.</i>		Porch	X					
		Deck	X	Central Air and Central Vac				
		Foyer	X					
		Laundry	X					
		Pantry	X					
		Garage	19x21					
		Listing Agent:		Cindy Curtis				
		Listing Agents Phone:		742-1622 (401)				
		Contact		Cindy Curtis				
		Contacts Phone:		742-1622 (401)				
Entry:		Lockbox						
Directions		For review: Bylaws, public offering statement, condo declar. and Rules and Regulations						
Route 138N past Peacedale Mill Comple and Pump House. Continue thru traffic light at SK Police Station. Turn right into Southwinds #98 on left		MLS#:						