

# Ballard Hall

REAL ESTATE



## Walk to the Beach

\$1,440,000

### Property Listed By: Ballard Hall Real Estate

Ideally located between Old and New Harbors, and less than a 1/2 mile walk to the beach, this snug ranch style home on 1.6 acres offers comfortable living on two levels, and extraordinary potential for future expansion. Views from the rear of the house look out over Trim;s Pond (an inner salt pond off Great Salt Pond). The home offers 3 bedrooms, 1 bath, kitchen with dining area and living room on the main level. The lower level has additional finished living space and a bath. This is a well-maintained and fully winterized original Berger cottage close to the beach and town, yet privately set on an ample size lot with water views.

<b>Lot Size:</b>	1.6 acres	<b>Type:</b>	Ranch
<b>Taxes:</b>	\$2,903.47	<b># of Rooms:</b>	6
<b>Sq. Feet:</b>	approx 1056 sq. ft.	<b>Bedrooms:</b>	3
<b>Year Built:</b>	1971	<b>Baths:</b>	2
<b>Roof:</b>	Asphalt	<b>Water/Sewer:</b>	Well/Septic
<b>Insulation:</b>	Unknown	<b>ISDS Design</b>	3 bedroom design
<b>Basement:</b>	Partially Finished	<b>Heat:</b>	Oil Fired hot water baseboard
<b>Foundation:</b>	Concrete	<b>Hot Water:</b>	Oil
<b>Garage/Shed:</b>	No	<b>Floors:</b>	Carpet/Vinyl
<b>Deck/Porch:</b>	Deck & Patio	<b>Fireplace:</b>	No
<b>Appliances:</b>	Negotiable	<b>Furnishings:</b>	Negotiable
<b>Special Notes:</b>	CRMC jurisdiction - permit required for improvements.		

Listed: 5/8/2008

**Block Island Land Trust**  
There is a 3% tax on all real estate transactions which is paid by the buyer at the time of closing.  
Please keep this in mind when considering buying a property.

Fire # 586

Plat/Lot 5/90

Subject to errors and omissions. Listings do not constitute a guarantee of the facts stated.

Zone: M



Corner of Ocean Avenue and Corn Neck Road PO Box 1885 Block Island, RI 02807  
PHONE: 401-466-8883 FAX: 401-466-3119 EMAIL: gail@blockislandproperty.com WEB: www.blockislandproperty.com