



26 - 28 ARNOLD ST
 BENEFIT ST/FOX POINT
East Side of Prov, RI 029061002
 Plat: 16 Assessment: 445000.0 Lot SF: 3,636
 Lot: 334 RE Taxes: 8,566 - 2015 Apx Lot Acres:
 Block: Exemptions Included: Y Frontage:
 Zoning: R2 F.D. Tax: 0.0 Close: Negotiable
 Short Sale: N Asn Fee:
 REO/Bank Owned: N Historic: Local Historic District
 Elevation Certificate: N Loma: N Certificate of Legal Use: Y

Sale Price: \$705,000

List Price: \$765,000

RE Licensee Owner: N

RealtyBid Event

Start Date:

End Date:

Type: Up/Down, Levels: 3 Buildings: 1 Gross Bldg Living Area: 3067.0
 Year Built: 1801 Units: 2 Under Const: N Frontage:
 #Heat Sys: 2 #Parking/#Garage: 2/0 #Fl replaces: 3 Apx Lot Acres:
 Laundry: In BuildingCommon, Undgrd Tank Sz/Type: None None,

	#Rms	#BR	#BA	Rent	Occ	Description	Annual Summary
Unit 1:	5	2	1.0	1500	V	LR,DR,2BR,EIK,TBTS	Income: 46800
Unit 2:	6	3	2.0	2400	O	F2:LR/FP,DEN/BR,	Expenses: 11000.000
Unit 3:	0	0	0.0	0	N	F2:FR/FP,K,DA,TBTS	Other Rents: 0
Unit 4:	0	0	0.0	0	N	F3:MBR,BR,TBTS	P/L Stmtnt: N
Totals:	11	5	3.0	Monthly Rent: 3900			

TRULY ELEGANT BRICK 2-UNIT BUILT IN 1801 AS SINGLE FAMILY HOME. WONDERFUL ORIGINAL DETAIL W/LOTS OF BUILT-INS; HOME HAS BEEN BEAUTIFULLY MAINTAINED. 3 FIREPLACES, TOWNHOUSE UNIT HAS CENTRAL A/C, LOWER LEVEL WALKS OUT TO LOVELY FENCED GARDEN. SPECIAL!

Type: Up/Down,
 Handicap:
 Park/Garge: 0,None
 Finished Flr: Pine, Ceramic
 Basement: Type:Full / Access:Interior and Exterior / Finish:Part Finished / % Finish:20 / # Rooms:5 / Rooms:Laundry ,Utility ,Work Shop ,Storage
 Foundation Type Mixed
 Interior: Skylight,
 Exterior: Brick, Storm WindowPatio,
 Near: Shopping, BusHighway Access,Private School,Public School,Hospital,
 Equipment: Refrigerator, Oven/Range,Garbage Disposal,Dishwasher,Hood, Washer, Dryer,Alarm Owned,
 Lot: Sidewalks, Fenced YardCorner,
 Terms:

Heat Fuel: Oil, Water Supply: Connected Common Meter Insulation: Walls, Cap
 Heat Sys: Forced Air, Individual ControlHydro-Air, Wtr Amenities Electric: 100 Amps, 220 Volts,Fu
 Ht Pd By: Tenant Sewer: Connected Plumbing: Mixed
 Cool: Central Air, Hot Water: Oil ElectricTank,Indirect,Tenant Pays, Walls: Plaster Ceramic



Information Deemed Reliable, but is neither guaranteed nor independently verified.