

**Condominium - MLS # 1291632 - Active**



**71 Starboard Drive ,Unit #260, Tiverton, RI 02878**

Complex Name: **The Villages on Mt Hope Bay**  
 Neighborhood: **North Tiverton**  
 RE Tax/Year: **\$6,800 / 2021** List Price: **\$600,000**  
 Exempt Inc: **No** Original LP: **\$600,000**  
 Assessment: **\$475,600** Price/SqFt: **\$392.93**  
 Asso Fee/Per: **489 / Month** Fire Dist Tax:  
 Year Built: **2004** Zoning:  
 Pets Allowed: **Yes**  
 Pets Desc: **Cats, Large Dogs (over 25 lbs.), No Restrictions, Small Dogs (under 25 lbs.)**  
 Type: **High Rise, One Level**

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Public Rems:

**Welcome home to your secure, active, 55+ gated waterfront community! You'll fall in love with this is one level unit! Relax & enjoy every moment taking in the views from your approx. 180 sq ft, private deck! The largest deck available in the complex. Boasting Western facing panoramic water views from every window & sunsets you have to see to believe! Maintained to the highest of standards & custom features throughout, to make this a very unique & rare unit to own! Featuring a custom kitchen with slow close drawers, granite counters & fully applianced! Conveniently located off of the kitchen, you'll find your laundry room, complete with extra storage, in addition to a second pantry! The expansive living space offers a flowing, open floorplan, offering hardwood floors, tray ceilings & plenty of space to entertain in your dining & living rooms! Your guest bed is adjacent to the full guest bath & offers stunning water views! Your luxurious 12x18 master offers 4 closets & a magazine worthy master bath! Showcasing a radiant heat floor for warm feet, handcrafted vanity with dual sinks, granite counters with an abundance of storage & custom glass enclosed tile shower! Access your second floor views from your buildings private elevator! Offering 2 garaged parking spots & tons of storage! Galivant to your heated inground pool, community center offering a library, gym & grounds featuring tennis & pickle ball as well as hiking trails! Make this lovely unit your home, today!**

**General Information**

Under Construction: **No** Short Sale: **No** Adult Comm: **No**  
 Subsidized Housing: **No** REO Bank Owned: **No** FHA Appr Stat: **No FHA Status**  
 Elevation Cert: **No** Loma: **No** Time Share: **No** FHA Appr Exp Date:  
 RE License Owner: **No** Historic: **None**

**Interior**

Total Rooms: **5** Abv Grd Liv Area: **1,527** Basement Type: **None**  
 Beds Total: **2** Blw Grd Liv Area: **0** Basement Access:  
 Baths Full: **2** Apx Total Liv Area: **1,527** Basement Finish:  
 Baths Half: **0** Living Area Src: **Public Records** Bsmt % Finished:  
 # Levels: **1** # Bsmt Rooms: Bsmt Room Type:  
 Bath Desc: **Shower Stall, Tub & Shower**  
 Walls: **Dry Wall**  
 Equipment: **Cable TV, Ceiling Fan, Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range, Refrigerator, Washer**  
 Finished Floor: **Ceramic, Laminate**  
 Laundry: **In Units**

Room	Level	Length	Width	Ceiling Height
<b>MBR w/ Bath</b>	<b>1st</b>	43'2"	12'1"	<b>9-12 Ft</b>
<b>Bedrm2</b>	<b>1st</b>	10'8"	10'3"	<b>9-12 Ft</b>
<b>Dining Room</b>	<b>1st</b>	14'6"	12'5"	<b>9-12 Ft</b>
<b>Full Bath</b>	<b>1st</b>	7'6"	6'	<b>9-12 Ft</b>
<b>Living Room</b>	<b>1st</b>	15'2"	15'5"	<b>9-12 Ft</b>
<b>Laundry Rm</b>	<b>1st</b>	4'10"	8'4"	<b>9-12 Ft</b>
<b>Porch</b>	<b>1st</b>	9'11"	18'10"	
<b>Kitchen</b>	<b>1st</b>	13'4"	11'3"	
<b>Foyer/Hall</b>	<b>1st</b>	7'2"	4'5"	
<b>Storage</b>	<b>1st</b>			

**Building / Site / Utilities**

Assessor Lot: **102-160** Assessor Block: Assessor Plat: **119**  
 Tot Units in Cmplx: Unit Levels: **1** Unit Floor #: **2**  
 Ungrd Tank Size: **None** Apx Lot SqFt: Lot Frontage:  
 Ungrd Tank Type: **None** Site Acres: **0.0000** Insulation: **Ceiling, Floors, Walls**  
 Foundation Type: **Concrete** Fndtn L x W:  
 Handicap Accs: **Elevator, Extra Wide Halls and Doors, Flat Thresholds, One Level, Ramps (No steps), Wide Doors**  
 Garage / Desc: **1, Detached**  
 Asnd/Unasnd Prkg: **Assigned Parking** Onsite Prk Spcs: **2**  
 Lot Description: **Clubhouse, Out Building, Paved Driveway, Sidewalks, Sprinklers, Tennis, Waterfront, Waterview**  
 Fireplaces: **0 - None**  
 Electric: **100 Amps, Circuit Breaker**  
 Exterior: **Balcony, Insulated Glass Windows, Patio, Porch, Vinyl Siding**  
 Pool: **Pool**  
 Water Supply: **Connected, Individual Meter**

Water Amenities: **Access, Freshwater Front, Freshwater View, Ocean Front, River, Saltwater Front, Saltwater View, Walk to Salt Water, Walk To Water**  
Sewer: **Connected** Plumbing: **PVC**  
Heating System: **Hot Air** Cooling: **Central Air**  
Heating Fuel: **Gas** Hot Water: **Gas, Individual**  
Heat Fuel Usage: **Unknown** Apx Heat Cost \$: **901-1200, Undetermined**  
Access: **Elevator, First Floor Access, Second Floor Access** Comm Amenities: **Business Center, Community Building, On-Site Maintenance, Outdoor Pool, Recreation Room, Tennis Courts**  
Near: **Bus, Commuter Bus, Golf, Highway Access, Hospital, Interstate, Marina, Recreational Facilities, Shopping, Swimming, Tennis**

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**Energy Efficiency/Sustainability Features**

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Construction: **No**

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**Listing / Agent - Office Information**

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**Information Deemed Reliable, but is neither guaranteed nor independently verified. Interested parties must make their own inquiries.**

Client Full

Listed By: Engel & Volkers East Greenwich

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