

9 Cutter Lane ,Unit #126, Tiverton, RI 02878



Complex Name: **Villages Mt. Hope Bay**
 Neighborhood: **The Villages at Mt. Hope Bay**
 RE Tax/Year: **\$9,461 / 2021** List Price: **\$849,000**
 Exempt Inc: **No** Original LP: **\$849,000**
 Assessment: **\$663,000** Price/SqFt: **\$399.53**
 Asso Fee/Per: **770 / Month** Fire Dist Tax: **\$361**
 Year Built: **2004** Zoning: **Res.**
 Pets Allowed: **Yes**
 Pets Desc: **Cats, Large Dogs (over 25 lbs.), Pets Negotiable, Small Dogs (under 25 lbs.)**
 Type: **Town House**

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Public Rems:
STEP IN AND FALL IN LOVE! AMAZING WATER VIEWS OF SAKONNET BAY AND THE ICONIC MT HOPE BRIDGE from this bright and beachy townhome enhanced by custom updates! Beautifully finished lower level, could work as a possible in-law, which features a living room, dining room, kitchen, water view bedroom, bath with shower & craft or workout room. There is a slider to an expansive patio. There are two water side master suites! Vaulted windows, cathedrals, granite counters, hardwoods, new dishwasher, remote controlled retractable deck awning and new roof. Enjoy the easy, breezy lifestyle offered in this 55+ vibrant adult community where one owner must be at least 55 yrs. of age. Amenities include a luxury, beautifully appointed 10,000 sq. ft. clubhouse, gym, library, pool room, heated pool, tennis court and pickle ball too. Activities include bridge, mahjong, canasta, reading clubs, water aerobics, tai chi, golf & walking clubs, remote sale boat racing, crafts, Friday night pool get togethers, etc. Very friendly welcoming people too! Everchanging colorful sunsets abound! Conveniently located within 5 minutes to Route 24, one hr. to the Cape & Boston and 25 minutes to Newport & Providence. Walk to the popular Boat House Restaurant. Live like you are on vacation all year long! SEA! LOVE! BUY!

General Information

Under Construction: **No** Short Sale: **No** Adult Comm: **Yes**
 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: **7** Abv Grd Liv Area: **2,125** Basement Type: **Full**
 Beds Total: **3** Blw Grd Liv Area: **1,200** Basement Access: **Interior and Exterior**
 Baths Full: **3** Apx Total Liv Area: **3,325** Basement Finish: **Finished**
 Baths Half: **1** Living Area Src: **Public Records** Bsmt % Finished: **90**
 # Levels: **3** # Bsmt Rooms: **4** Bsmt Room Type: **Bathroom, Bedroom(s), Kitchen, Storage Area, Utility**

Bath Desc: **Tub & Shower**
 Walls: **Plaster**
 Equipment: **Carpeting, Ceiling Fan, Central Vacuum, Dishwasher, Dryer, Garbage Disposal, Microwave, Oven/Range, Refrigerator, Washer**
 Finished Floor: **Ceramic, Hardwood, Wall to Wall Carpet**
 Interior: **Cathedral Ceilings**
 Laundry: **In Units**

Room	Level	Length	Width	Ceiling Height
Living Room	1st			17-20 Ft
Dining Room	1st			9-12 Ft
Kitchen	1st			9-12 Ft
Den	1st			9-12 Ft
Half Bath	1st			9-12 Ft
Laundry Area	1st			9-12 Ft
MBR w/ Bath	1st			9-12 Ft
Family Room	2nd			9-12 Ft
MBR w/ Bath	2nd			9-12 Ft
Family Room	Lower			9-12 Ft
Dining Area	Lower			9-12 Ft
Kitchen	Lower			9-12 Ft
Bedrm3	Lower			9-12 Ft
Bath w/Shw	Lower			9-12 Ft
Storage	Lower			9-12 Ft
Utility Room	Lower			12-15 Ft
Storage	Lower			9-12 Ft

Building / Site / Utilities

Assessor Lot: **102** Assessor Block: Assessor Plat: **119**
 Tot Units in Cmplx: Unit Levels: **3** Unit Floor #: **1**

Ungrd Tank Size: **None** Apx Lot SqFt: Lot Frontage:
Ungrd Tank Type: **None** Site Acres: **0.0000** Insulation: **Ceiling, Walls**
Foundation Type: **Concrete** Fndtn L x W:
Garage / Desc: **2, Attached, Door Opener**
Asnd/Unasnd Prkg: **Assigned Parking** Onsite Prk Spcs: **2**
Fireplaces: **1 - Marble, Zero Clearance**
Electric: **200 Amps, Circuit Breaker**
Exterior: **Deck, Insulated Glass Windows, Patio, Shingles, Storm Door, Wood**
Water Supply: **Public Connected**
Water Amenities: **River, Saltwater View, Walk to Salt Water**
Sewer: **Public Connected** Plumbing: **Copper, Mixed**
Heating System: **Forced Air, Gas Connected, Individual Control** Cooling: **Central Air**
Heating Fuel: **Gas** Hot Water: **Gas, Tank**
Heat Fuel Usage: Apx Heat Cost \$: **Undetermined**
Access: **First Floor Access, Private Entry** Comm Amenities: **Community Building, On-Site Maintenance, Outdoor Pool, Recreation Room, Tennis Courts**
Near: **Commuter Bus, Golf, Highway Access, Hospital, Marina, Recreational Facilities, Shopping, Swimming, Tennis**

Energy Efficiency/Sustainability Features

Construction: **No**

Listing / Agent - Office Information

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

Client Full

Listed By: Century 21 Topsail Realty

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