

Single Family - MLS # 1403326 - Incomplete



25 Crandall Avenue, RI 02891

Neighborhood: **Misquamicut Beach and Shore Road**

RE Taxes/Yr: **\$5,907 / 2025**

List Price: **\$1,350,000**

Assessment: **\$830,800**

Price/SqFt: **\$1,128.76**

Year Built: **1954**

Type: **Bungalow, Ranch**

[View Live Mortgage Info](#)

Public Rems:

Charming Misquamicut Fire District Retreat, Steps to Private Beaches | Recently renovated, escape to the serenity of the Misquamicut FD. This beautifully maintained vacation home offers the perfect blend of peace, quiet, and coastal convenience. Set back gracefully from the road on a generous lot, this property is not just a home—it's a lifestyle and a proven investment with potential rental. Walking distance to three exclusive Fire District private beaches. Move-In Ready: Newly updated and renovated with modern finishes. 3 BR & 2 FB, designed to maximize sleeping capacity for guests. Modern upgrades, new floors, windows, roof, and a recently installed new Advantage Septic System. New split-unit air conditioning system ensures comfort during the peak of summer. Lower level, utilities, workout area and workshop. Outdoor shower after coming from a long day at the beach. Benefit from low-cost flood insurance within the Fire District. The heart of the home features a bright, open kitchen that flows seamlessly into the living room, perfect for entertaining & enjoying the coastal sunlight. The exterior is designed for the quintessential Rhode Island summer experience, double entertaining areas. Plenty of outdoor spaces overlooking the front and side yards. Private Oasis, enclosed, fenced-in backyard offers a safe space for play & relaxation. Gather around the firepit for evening s'mores. Parking makes it easy to host friends & family. Pre approval with all show requests

General Information

Under Construction: No	Leased Land:	Short Sale: No	Adult Comm: No
Subsidized Housing: No	REO Bank Owned: No	Zoning: R10	RE Lic Owner: No Incl Aprv ADU:
Elevation Cert: Yes	Loma: Yes		Historic: None

Interior

Total Rooms: 5	Abv Grd Liv Area: 1,196	Basement Type: Partial
Beds Total: 3	Blw Grd Liv Area: 99	Basement Access:
Baths Full: 1	Apx Total Liv Area: 1,295	Basement Finish: Unfinished
Baths Half: 1	Living Area Src: Public Records	Bsmt % Finished:
# Levels: 1	# Bsmt Rooms:	Bsmt Room Type:
Finished Floor: Hardwood		

Building / Site / Utilities

Assessor Lot: 282A	Assessor Block:	Assessor Plat: 164
Ungrd Tank Size: None	Apx Lot SqFt: 10,019	Lot Frontage: 99
Ungrd Tank Type: None	Site Acres: 0.23	Insulation: Cap, Ceiling, Floors
Handicap Accs: One Level		
Garage / Desc: 1, Detached		Non-Garage Spcs: 4
Lot Description: Fenced		Total Prk Spcs: 5
Fireplaces: 0 -		
Electric: 100 Amps		
Water Supply: Public		
Water Amenities: Walk to Salt Water		
Sewer: Septic System	Plumbing: Mixed	
Heating System:	Cooling: None	
Heating Fuel: Oil	Hot Water: Oil	
Heat Fuel Usage: Unknown	ApxHeat Cost \$:	
Near: Golf, Hospital, Swimming		

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

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