

 Listing

Single Family - MLS # 1408660 - Active



90 Mockingbird Drive, Exeter, RI 02822

RE Taxes/Yr: \$5,335 / 2025	List Price: \$600,000
Exempt Inc: No	Original LP: \$600,000
Assessment: \$459,100	Price/SqFt: \$541.52
Asso Fee/Per:	DOM: 2
Year Built: 2017	Fire Dist Tax: \$728
Type: Raised Ranch, Split Level	

Public Rems:

A rare opportunity to own a thoughtfully upgraded, like-new home tucked at the end of a peaceful cul-de-sac. From the moment you arrive, you'll appreciate the privacy, long driveway, and clear pride of ownership. Step inside to a bright, inviting interior featuring hardwood floors, modern lighting, and an open-concept layout designed for today's lifestyle. The upper level offers a spacious living room, generous dining area, and a beautifully appointed kitchen with granite countertops and stainless steel appliances. A reverse osmosis water filtration system at the kitchen sink adds convenience and quality. Natural light fills the space through large windows and a sliding glass door that leads to the deck—ideal for everyday living and entertaining. The primary suite features a tile and glass shower, while a second bedroom and full bath complete the upper level. The lower level offers a versatile finished space currently used as additional living and entertaining area, with flexibility to serve as a bedroom if desired. This level also includes storage, garage access, and a full walkout. Outside, enjoy the fully fenced yard—ideal for pets or relaxing—and a sealed driveway for added curb appeal. A fully automatic 20kW whole-house generator provides peace of mind year-round. Ideally located in tranquil Exeter on the North Kingstown line, just minutes to Route 4, beaches, shopping, and dining. A truly turnkey home. Subject to Seller finding suitable housing.

General Information

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

Disclosure/Inclusion: **Subject to Seller finding suitable housing.**

Interior

Total Rooms: 4	Abv Grd Liv Area: 1,108	Basement Type: Full
Beds Total: 2	Blw Grd Liv Area: 664	Basement Access: Interior and Exterior
Baths Full: 2	Apx Total Liv Area: 1,772	Basement Finish: Partially Finished
Baths Half: 0	Living Area Src: Public Records	Bsmt % Finished: 60
Bldg Levels: 1	# Bsmt Rooms: 2	Bsmt Room Type: Bedroom(s), Family Room, Storage Area, Utility
Bath Desc: Bath Tub, Shower Stall, Tub & Shower		
Walls: Dry Wall		
Equipment: Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer		
Finished Floor: Ceramic, Hardwood, Wall to Wall Carpet		

<u>Room</u>	<u>Level</u>	<u>Length</u>	<u>Width</u>	<u>Ceiling Height</u>	<u>Room Features</u>
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Building / Site / Utilities

Assessor Lot: 51	Assessor Block:	Assessor Plat: 15
Ungrd Tank Size: None	Apx Lot SqFt: 27,878	Lot Frontage:
Ungrd Tank Type: None	Site Acres: 0.64	Insulation: Ceiling, Floors, Walls
Foundation Type: Concrete	Fndtn L x W:	Non-Garage Spcs: 6
Garage / Desc: 2, Attached		Total Prk Spcs: 8
Lot Description: Cul De Sac, Fenced		
Fireplaces: None - 0		
Electric: 150 Amps		
Exterior: Aluminum Siding, Vinyl Siding		
Water Supply: Well		
Sewer: Septic System	Plumbing: Mixed	
Heating System: Forced Air	Cooling: Central Air	
Heating Fuel: Bottle Gas	Hot Water: Electric	
Heat Fuel Usage: Unknown	ApxHeat Cost \$: Undetermined	
Near: Highway Access, Interstate, Recreational Facilities, Restaurants, Shopping		

Energy Efficiency/Sustainability Features

Construction: **No**

Listing / Agent - Office Information

Def Show: **No**
 Show Instruct: **First showings at open house on 4/11/26 from 11:00-2:00. After that, Sellers prefer showings on Wednesdays between 4-6 and Saturdays 9-12. Additional times may be available upon request. Please call/text Jason at 401-480-5952 to inquire.**

List Agent: **44009**
 LA Name: **The Bridge & Bay Group** 
 List Office: **CHAP**
 LO Name: **William Raveis Inspire**
 Attribution Contact:
 Co-List Agent: **19538**
 Co-LA Name: **Jason Brown** 
 Co-List Office: **CHAP**
 Co-LO Name: **William Raveis Inspire**
 List Date: **03/30/2026** Entry Only: **No**
 Expire Date: **09/30/2026** Limited Service: **No**
 Under Contract: Sign on Prop: **Yes**
 Occupancy: **Negotiable**
 Listing Contract: **Exclusive Right to Sell**

LA Phone: **401-480-5952**
 LA Email: realestatenewportri@gmail.com
 LO Phone: **401-846-3800**

 Co-LA Phone:
 Co-LA Email: realestatenewportri@gmail.com
 Co-LO Phone: **401-846-3800**

 Lock Box: **None**
 Lock Box Serial:

Syndication

Internet Display: Yes	Address Display: Yes	Send to List Hub: Yes
IDX: Yes	IDX Address Display: Yes	Allow AVM: Yes
Realtor.com: Yes	RI Living.com: Yes	Allow Comments: Yes

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

Agent Full