

ROCK HILL FARM



Gorgeous 6-lot, 32.69-acre property with a mix of meadow lands and wooded areas is home to a 1750's farmhouse, enjoys deeded rights to Cottrell Beach, is perfect for a family or equestrian compound or development of 4 more homes. Offered as an estate "as is" for \$3,950,000, it may be purchased as a 15.24-acre parcel with the farmhouse and 3 lots for \$2,550,000 or, a 17.45 acre parcel with 2 lots for \$1,700,000.

EAST PASSAGE WATERFRONT RETREAT
SAT., 2 P.M. - 4 P.M. • SUN., 1 P.M. - 3 P.M. • 238 EAST SHORE ROAD



OPEN HOUSE

Enjoy picturesque water and Newport Bridge views from this newly renovated 3,700+/- sq. ft. four-bedroom, three and a half bath home. On 3.52 acres, with 155 ft. of beach frontage, the home has an open floor plan, walls of windows, two master suites, two fireplaces and an observation tower. A dock application is in process and two moorings are possible. \$3,650,000

WATERFRONT PARADISE



Breathtaking views of the West Passage enthrall you from this 3,200 sq. ft., three-bedroom, three-bath home. On Sand Point, the private 12-acre property has 200 ft. of beach frontage, inviting living areas, a spacious kitchen with a fieldstone fireplace, fabulous decks, a pool, tennis court and mooring. A dock is possible. \$3,295,000

STUNNING WATERFRONT GEM



Sweeping water views mesmerize you from this 4,857 sq. ft. home on .70 acres, with 106 ft. of beach frontage, a dock and moorings. The 3-bedroom, 6-bathroom home has dramatic living spaces, a curved window wall, chef's kitchen, gorgeous master suite with his & her bathrooms and, a downstairs media/game room that opens to the water. \$3,250,000

CLASSIC WATERVIEW COTTAGE
SUNDAY, 1 P.M. - 3 P.M. • 9 CONANICUS AVENUE



OPEN HOUSE

Commanding views of the marina, Harbor and Bay are enjoyed from this early 1900's shingled 4,900 sq. ft. home with a gracious front veranda, grand living room with a coffered ceiling and floor to ceiling fieldstone fireplace, formal dining room with fireplace, large kitchen/pantry area, study, spacious master suite with water views, five-six additional guest bedrooms and three guest baths. \$2,650,000

SPARKLING SEASIDE STYLE



Sweeping water views delight you from this 4,226 sq. ft. home with 75 ft. of beach front on the West Passage. On an 11, 625 sq. ft. lot, this striking 4-bedroom, 4-bath home has an open floor plan, living and family rooms with fireplace, master suite with fireplace, and walk-out waterside lower level, and mooring. A dock application is pending. \$2,400,000

BAYSIDE BEAUTY



A sandy beach, panoramic water and Newport Bridge views, a 117 foot dock with two floating docks and a mooring and guest apartment are only part of the delights at this charming 2,077 sq. ft. home sited on about .68 acres with 248 ft. of beach frontage on the East Passage of Narragansett Bay. \$1,999,000

SHINGLE-STYLE ELEGANCE



Beautifully sited on an acre close to Mackerel Cove, with deeded rights to members-only Green's Pier/Beach, this sunswept, warm and inviting 4,800 sq. ft., five-bedroom home has classic custom details, spacious rooms, two fireplaces, a covered porch and a 15' x 45' in-ground pool. \$1,795,000

HIGHLAND MEADOW MANOR



UNDER CONTRACT

Close to town and Mackerel Cove, this handsome 4,500 sq. ft. shingle-style home has lovely exterior detail, beautiful interior finishes, a fabulous kitchen, wonderful sun room, three fireplaces and, a master bedroom suite with a deck. A lower level living area has a bedroom, bath and media room. A detached two-car garage has a separate office. \$1,795,000

"DRIFTWOOD"
SUNDAY, 1 P.M. - 3 P.M.
2 WALCOTT AVENUE



OPEN HOUSE

Stunning harbor views are enjoyed from this 1890's, 6-bedroom, 3-bath home on almost a 1/4 acre across the street from the bay. The 3,185 sq. ft. home requires tender, loving care and affords a unique chance to experience the joys of village and bayside living. \$1,550,000

WATERVIEW GEM



Beautiful Narragansett Bay views are enjoyed from this tastefully finished 3-bedroom, 3 1/2 bath contemporary with a fabulous kitchen, great room with fireplace, entertainment deck and, gracious master suite. Set on a gorgeous 1.85 acres, the house borders Rosamond Pond and has deeded beach rights. \$1,495,000

CLASSIC WESTWIND COTTAGE
SATURDAY, 2 P.M. - 4 P.M.
95 WESTWIND DRIVE



OPEN HOUSE

On a private acre of land, just steps from a deeded right-of-way to the beach, this distinctive 5,000 sq. ft. shingle-style, four-bedroom home, including a guest suite above the garage, has nine foot ceilings, beautiful millwork, a wonderful sunroom/porch and lovely hardwood floors. \$1,399,000

WATERFRONT LOT



Gorgeous sunrises, moonrises and Newport Bridge views are yours from this .57 acre waterfront lot with about 65 ft. of beach frontage on the East Passage. The vacant land has a free-standing garage, new well and approved 4-bedroom ISDS. Unique chance to build your dream house. \$1,195,000

SHOREBY HILL CLASSIC



Classic 1920 cottage is beautifully set on a lovely 24,394 sq. ft. lot. The 2,500+ sq. ft. 4-bedroom home has an inviting covered porch, sunroom, sleeping porch, stone-fireplaced living room, formal dining room and spacious eat-in kitchen. \$1,095,000

PLUM BEACH PERFECTION



Charming, recently renovated, sun-filled three-property bedroom home on beautiful property two blocks from the Plum Beach/Tennis Club has a coastal living interior, some water views and great outdoor living spaces. \$995,000

SHOREBY HILL STYLE



This delightful 2,068 sq. ft. one-level home blends the beauty of custom, contemporary features with the charm of the original 'cottage'. The three-bedroom, two-bath home has an open floor plan, fabulous 600 sq. ft. sun-filled family room with a Brazilian pecan floor and a great kitchen. \$899,500

SUNSET FARM VICTORIAN



Great sunset and seasonal water views from spacious 4,312 sq. ft. four-bedroom home on 1.84 acres with separate guest suite, chef's kitchen, living room with fireplace, family room and a pool. \$860,000

HARBORVIEW CONDO
SUNDAY, 1 P.M. - 3 P.M.
73 CONANICUS AVENUE #4



OPEN HOUSE

This stylishly renovated two-bedroom, two-bath, one-level unit with a gourmet kitchen, waterside deck and lush gardens is perfectly sited across from the water with spectacular views of the Newport Bridge and scenic Jamestown Harbor. \$799,000

BEAUTIFUL BEACON HOME
SATURDAY, 2 P.M. - 4 P.M.
67 BEACON AVENUE



OPEN HOUSE

Beautiful, new 2,500 sq. ft., three-bedroom, three-bath home on 14,400 sq. ft lot with protected wooded views has an open floor plan, great room with fireplace, kitchen with granite counters and stainless appliances, master with handsome bath, family room, and two decks. \$650,000

CAPTIVATING CONTEMPORARY
SUNDAY, 1 P.M. - 3 P.M.
190 CAPSTAN



OPEN HOUSE

Beautifully renovated, three-bedroom landscaped home is set on a lovely .39 acre site close to the beach and has a dramatic living room with cathedral ceilings, granite-faced fireplace, tastefully finished custom kitchen with granite counters and new first floor master suite. \$649,500

BAY VIEW CONDO



Located across the street from the East Ferry Marina, with water views from the deck, this bright and spacious 1,420 sq. ft. two-bedroom, two-bath unit also enjoys a living room with fireplace, dining area, and well-sized kitchen. Unique opportunity to own most affordable condominium in the Bay View. \$599,500

SHORES BUILDING SITE



"TOP 'O THE MARK". This private 1.46 acre lot is bordered on two sides by a stone wall. Protected by a deeded natural buffer from neighboring properties to the east and south, it has an irrigation well on-site. ISDS engineering to be obtained before closing. \$375,000

"WE MAKE DREAMS COME TRUE, ONE HOME AT A TIME"

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Greer Beecroft
Michelle Datoli
Maureen Dunn-Packer

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7 FERRY WHARF
JAMESTOWN, RI 02835
401.423.7000

59 BELLEVUE AVENUE
NEWPORT, RI 02840
401.848.5555