

WATER'S EDGE

\$3,950,000



Spectacular sunrises, views of the Newport bridge and panoramic water views are yours from this wonderful home located on 3.05 acres with 185 ft. of beach frontage on the East Passage of Narragansett Bay. Barely 50 feet from the water's edge, the home has a 2,474 sq. ft. first floor, a living room with floor to ceiling stone fireplace, an additional 1,484 sq. ft. finished, walk-out lower level with stone fireplace, a recently renovated dock and mahogany floating dock, expansive waterside deck and a grass backyard leading to the water's edge, a guest mooring and, the ability to have an owner's mooring. An approved six-bedroom ISDS and architectural plans for a new home are included with the property.

For more information or an appointment to preview this unique waterfront property, please call Greer Becroft, Listing Realtor, at 401-345-5755.

WATERFRONT RETREAT
SUNDAY, OCT. 12, 1 P.M. - 3 P.M.
238 EAST SHORE ROAD

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.



Enjoy picturesque water and Newport Bridge views from this newly renovated 3,700+/- sq. ft. four-bedroom home on the East Passage of Narragansett Bay. 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 sunset and water 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

THE FRIENDSHIP HOUSE
SUNDAY, OCT. 12, 1 P.M. - 3 P.M.
9 CONANICUS AVENUE



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

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

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

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

Gloria Kurz, Principal
REALTORS

Greer Becroft
Michelle Datoli
Maureen Dunn-Packer

Cort Facticeau
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Jackie Perrett

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