



Country and Coastal Properties

29 Meeting House Lane - Post Office Box 557 - Little Compton, RI 02837 - Tel. 401 635-8887

Custom Cape with Distant River Views



174 Old Harbor Road, Westport, Massachusetts

This custom Cape, well appointed and in move-in condition, was built in 1991 on a 3±-acre site with distant views of the Westport River. Located in Westport Harbor, this lovely home is enhanced by stone walls, pretty gardens, and paths through the woodlands. On the first level is a fireplaced kitchen/dining complex, large family room, dining room, formal living room, and half bath. The second level has three bedrooms, three baths, study/office and can be accessed by two separate stairways. The basement has walk-out access and a separate area for the two-car garage. A large wood deck off the kitchen/dining area is perfect for extended seasonal entertaining. Close to the Village of Adamsville, to the Central Village, a river landing, and ocean beaches.



Offered at \$735,000

Offering subject to errors, omissions, change of price or withdrawal without notice.

174 Old Harbor Road, Westport, Massachusetts

Style:	Custom Cape
Built:	1991
Exterior:	Cedar shingles
Roof:	Asphalt
Location:	Plat 86 Lot 22F
Land Area:	3.00± acres
Real Estate Taxes:	\$3,794.90 FY 2009
Gross Living Area:	2,600± square feet
Rooms:	7 rooms, 3 beds, 3.5 baths
Heat:	Oil-fired hot water
Septic:	Private – 3 bedroom
Water:	Private – Artesian
Electricity:	200 amp circuit breakers
Floors:	Hardwood, ceramic tile, and carpeting
Walls:	Drywall

1st Floor: Gourmet kitchen/dining complex with fireplace
Fireplaced living room, dining room, family room, and half bath
Expansive deck

2nd Floor: Master suite, 2 bedrooms, study/office area, and 2 baths



Amenities

Fireplaced living room
Gourmet kitchen/dining complex with fireplace
Walk-out basement
Two-car garage
Views to the Westport River
Close to river landing and Adamsville
Oversized lot with pretty gardens and mature plantings



Fireplaced Kitchen Complex



Northeast Elevation



Living Room

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