



## *Country and Coastal Properties*

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

### *Gentleman's Farm at Westport Point*



#### *1770 Main Road, Westport Point, Massachusetts*

This lovely property is situated just outside of the historic limits of Westport Point. The property consists of two lots of record - a total 3.87± acres. The home was built in 1896 and many of its original features remain intact including the central staircase in the foyer. The house includes 3 bedrooms, 1½ baths, and a master suite. A screened-in porch, deck, vintage barn, garage, and mature plantings add to beauty of this setting. This is a rare offering in the antique fishing village of Westport Point.



*Offered at \$1,050,000*

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

## *1770 Main Road, Westport Point, Massachusetts*

<b>Style:</b>	Antique Farmhouse
<b>Built:</b>	1896
<b>Exterior:</b>	Cedar shingles
<b>Roof:</b>	Asphalt shingles
<b>Location:</b>	Plat 58 Lots 92 & 92A
<b>Land Area:</b>	3.87± acres
<b>Real Estate Taxes:</b>	\$5,970.29 FY 2010
<b>Gross Living Area:</b>	2,635± square feet
<b>Rooms:</b>	8 rooms, 4 bedrooms, 2½ baths
<b>Heat:</b>	Oil-fired forced hot water
<b>Septic:</b>	Private
<b>Water:</b>	Private
<b>Electricity:</b>	Circuit breakers
<b>Floors:</b>	Hardwood
<b>Walls:</b>	Plaster
<b>Basement:</b>	Full
<b>1<sup>st</sup> Floor:</b>	Kitchen with dining area, pantry, fireplaced living room, dining room, office/utility, half bath
<b>2<sup>nd</sup> Floor:</b>	3 bedrooms, 1 full bath, and master suite



### **Amenities**

Two lots of record  
Full attic with expansion potential, cupola  
Screened in porch  
Barn with box stalls and workshop  
Detached two-car garage  
Mature landscaping, stone walls, field  
Close to ocean beaches, marinas, and Westport River



*Fireplaced Living Room*



*Dining Room*



*Farmhouse Kitchen*

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