



Country and Coastal Properties

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

Frontage on Briggs Marsh



51 Quoquonset Lane, Little Compton, Rhode Island

Masterfully upgraded throughout the years, this lovely year-round home is located down a private lane along the banks of Briggs Marsh. A private dock allows for kayaking and canoeing on the Marsh in summer and ice skating in winter. This home is artfully positioned on the 1.77±-acre beautifully landscaped site with the living space extending onto two decks capturing views over the Marsh out to the Atlantic, perfect for entertaining or enjoying the natural wildlife habitat. This house is close to ocean beaches and all summer activities. A spectacular retreat!



Offered at \$2,425,000

*Little Compton Agricultural Conservancy Trust Land Transfer Tax to be paid by Buyer.
Offering subject to errors, omissions, change of price or withdrawal without notice.*

51 Quoquonset Lane, Little Compton, Rhode Island

Style: Custom Home
Built: 1940's, latest upgrade 1996
Exterior: Wood cedar shingles
Roof: Wood cedar shingles
Location: Plat 16, Lot 44
Real Estate Taxes : \$10,960.95 FY 2008
Site: 1.77+ acres
Gross Living Area: 2,629+ square feet
Rooms: 6 rooms, 3 beds, 2 baths
Heat: Oil hot water
Septic: Private
Water: Private
Electricity: 200 amp circuit breakers
Floors: Wood, ceramic

1st Floor: Living room with fireplace, foyer, Kitchen/dining area, den with fireplace, 1 bedroom and 1 bathroom

2nd Floor: Master suite; bedroom



Amenities:

Frontage on Briggs Marsh, Dock
Beautiful views of Marsh out to Atlantic Ocean
Radiant heat, security system, awnings
Gourmet kitchen with cherry cabinets
2 fireplaces, custom built-ins
Designer lighting for artwork
Abuts conservation land
2-car garage with 2nd story studio with deck
Decks and stone terrace
Mature gardens, nightscaping



Den



Living Room



Kitchen

COUNTRY AND COASTAL PROPERTIES, INC.

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