



Country and Coastal Properties

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

Riverfront Home on the Sakonnet River



8 Minnesota Road, Little Compton, Rhode Island

Watch Sakonnet Harbor activities from this waterfront, three bedroom, two and one-half bath custom Cape. Renovated in 2008, this home offers an airy floor plan including a well-designed kitchen with pantry, dining room, fireplaced living room, mud room, half bath and enclosed porch. On the second level is a master suite overlooking the Harbor, two additional bedrooms and one bath. The home also has an open porch perfect for entertaining. The lot is 10,350± square feet in land area and offers frontage on the Sakonnet River. The year-round home is a perfect seaside retreat.



Offered at \$2,250,000

Little Compton Agricultural Conservancy Tax to be paid by Buyer

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

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Style:	Custom Cape
Built:	1930 – renovated 2008
Exterior:	Wood shingles
Roof:	Asphalt shingles
Location:	Plat 8 Lot 68
Land Area:	10,350+ square feet
Real Estate Taxes:	\$9,588.14
Gross Living Area:	2,400+ square feet
Rooms:	7 rooms, 3 beds, 2.5 baths
Heat:	Oil-fired hot water
Septic:	Private – 3 bedroom
Water:	Private – Artesian well
Electricity:	Circuit breakers
Floors:	Hardwood, ceramic tile, and linoleum
Walls:	Plaster

1st Floor: Fireplaced living room, kitchen, pantry, dining room, mudroom, enclosed porch, half bath

2nd Floor: Master suite with bath, 2 bedrooms, 1 bath



Looking west to the Sakonnet breakwater

Amenities

Waterfront
Westerly views over Sakonnet Harbor
capturing magnificent sunset views
Fireplaced living room
Outbuilding/garden shed
Move-in condition



Fireplaced Living Room



Overlooking the Inner Harbor



Enclosed Sun porch

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