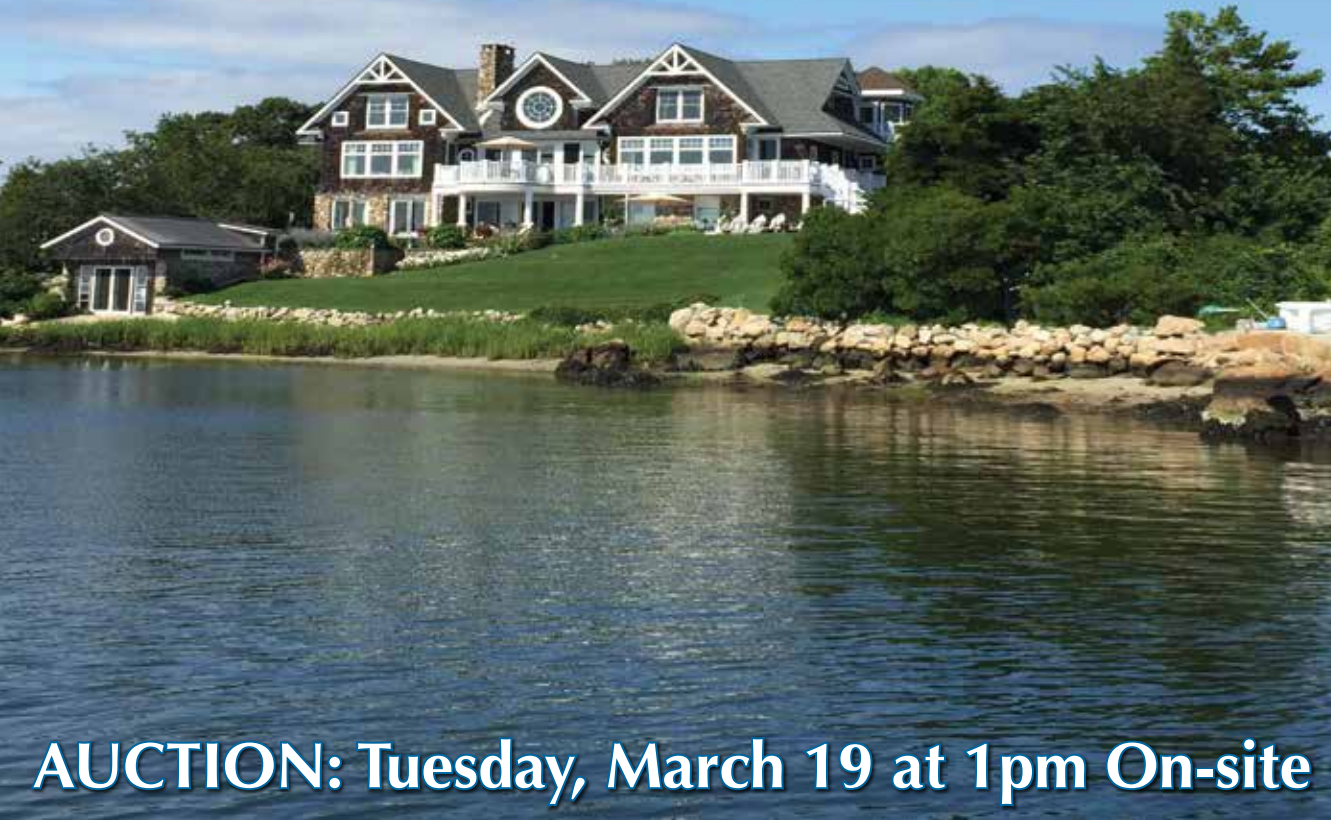


WATCH HILL (WESTERLY), RI

2.74± Acre Gated Oceanfront Estate

Luxury Home - Guest House – Garage - Boat House
Custom Pool, Tennis Court, Golf Area & Private Dock



JJ Manning

— AUCTIONEERS —

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



Terms of Sale: 10% certified deposit of which \$250,000 by certified or bank check at this Mortgagee's Foreclosure auction & remainder by 4pm ET on Friday, 3/22/19. Balance in 30 days. See Property Info. Package (PIP) for additional terms & fees detailed within Terms and Conditions of Sale document. Other terms, if any, announced at the sale.

All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

RI #RES.0026070
BRO 1663
REF 19-1818

AUCTION: Tuesday, March 19 at 1pm On-site

2.74± ACRE GATED OCEANFRONT ESTATE

6-BR Luxury Home, 3-BR Guest House

Detached 3-Car Garage & Converted Boat House



33 Bay Street, Watch Hill (Westerly), RI

BOUNDARIES
APPROXIMATE
© Pictometry.com

On Block Island Sound cove with spectacular panoramic views of Little Narragansett Bay to Napatree Point, the property offers easy access to town & Rt. 1A by paver drives from Pawcatuck Ave. or Bay St.

Site features a full tennis court, golf practice area with hole & putting green, in-ground heated pool with custom water slide, hot tub, 100± ft. concrete pier/dock for deep water access

Main House: 6,417± sf. GLA 3-story built in 2005 to hurricane specs with steel framing, custom finishes, nautical appointments, 6± BR, 6 full & 3 half BA, 4-stop elevator, 2-level master, gourmet kitchen & pantry, wine cellar, 2,781± sf. full basement, security system, high-end HVAC, 400 amp. electric, whole property capable generator, wrap-around porch, 1,906± sf. patio

Guest House: 2,590± sf. 2-story built c. 1900 & updated with 3± BR, 3± BA, cathedral ceilings, heat, a/c, 925± sf. unfinished basement, full balcony deck

Boat House: Waterfront stone building converted to a family room with heat, a/c, water

Garage: Detached, 3-car

Utilities: Town water, private septic, gas, electric

Parcel ID: 179/11

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Property Information, Photos & Full Terms at:

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