

PORTSMOUTH, RI

Luxury Waterfront Estate on 1.75± Acres

In-Ground Pool, Mooring, Private Cove & Beach on the Sakonnet River



Experience the pinnacle of seaside living.

This iconic 8,478± sf estate sits on 1.75± acres with a private path to a 700± ft. cove and sandy beach. Whether you're paddleboarding in the crystal-clear water or relaxing by the infinity-edge pool, every detail here is designed for relaxation.

With panoramic ocean vistas from every deck, the horizon is your constant companion.

BOUNDARIES
APPROXIMATE
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JJ Manning

— AUCTIONEERS

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800.521.0111

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



RI #REB.0018924
BRO 1877
REF 26-2232

Terms of Sale:

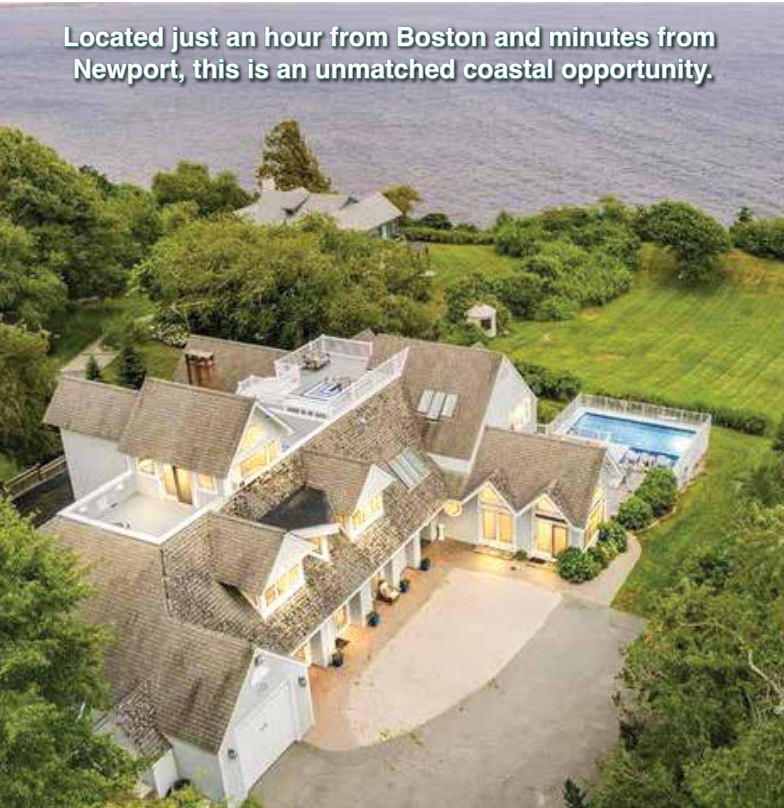
5% certified deposit of which \$100,000.00 in certified or bank check at this Mortgagee's Foreclosure auction & remainder due within 3 business days. Balance in 30 days. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers 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.

AUCTION: Wednesday, May 27 at 11am On-site

Luxury Waterfront Estate On 1.75± Acres

205 Indian Avenue, Portsmouth, RI

Located just an hour from Boston and minutes from Newport, this is an unmatched coastal opportunity.



Parcel ID: Assessor's Map 68, Lot 33

Legal Ref.: Newport County, Deed Book 1039, Page 16

Site Area: 1.75± acres with sprawling lawn and numerous trees for privacy

Design: 8,478± sf, 2.25-story custom waterfront estate with open floor plan. This home offers 9+ bedrooms - many with private balconies - along with 8-full & 2-half baths. 1st & 2nd floor master suites each with marble bath, steam shower, and jacuzzi. 940± sf garage with driveway parking for 6± vehicles.

Features: Multiple patios and decks, highlighted by a 1,000± sf rooftop deck offering breathtaking views. Amenities include a chef's kitchen, full gym, cinema, rock sauna, in-ground infinity pool, large stone fireplace, and soaring ceilings with exposed beams. The property also includes a private mooring and deeded access to a 700± ft. cove with sandy beach on the Sakonnet River. The beach boasts crystal-clear waters, ancient caves, a seating area and is ideal for swimming, paddling, fishing and boating.

Zoning: R40

Utilities: Public water, Private sewer

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Property Info., Photos & Full Terms at:

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