



## *Country and Coastal Properties*

29 Meeting House Lane - Post Office Box 557 - Little Compton, RI 02837 - Tel. 401 635-8887/8885



### *445 Old Harbor Road, Westport, Massachusetts*

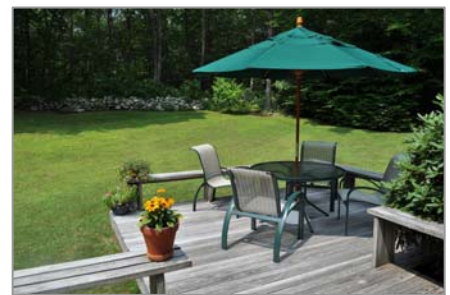
Close to ocean beaches at Westport Harbor, this cottage offers relaxed country living in a lovely, private setting. The residence consists of two sections: the original which has small, inviting rooms and the new which includes a large, fireplaced great room that opens onto a screened-in porch. There is a master suite on the second level. The enclosed porch and private wood decks overlook a sunny backyard and provide spacious areas for seasonal entertaining. This attractive property is close to the Atlantic Ocean, the west branch of the Westport River, swimming, boating, and all summer-related activities.



*Back Yard*



*Approach to Residence*



*Deck*

***Highly recommended at \$428,000***

*The brokers and sales agents of COUNTRY AND COASTAL PROPERTIES, INC., involved in the sale of this property are the agents of the seller whom they represent unless otherwise disclosed.*

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

## 445 Old Harbor Road, Westport Harbor, MA

<b>Style:</b>	Ranch/Cape
<b>Built:</b>	1971
<b>Exterior:</b>	Wood shingles
<b>Roof:</b>	Asphalt shingles
<b>Location:</b>	Plat 87 Lot 4
<b>Land Area:</b>	.9+ acres, 40,400 square feet
<b>Real Estate Taxes:</b>	\$3,237 FY 2011
<b>Gross Living Area:</b>	2,526+ square feet
<b>Rooms:</b>	8 rooms, 4 bedrooms, 3 full baths
<b>Heat:</b>	Oil hot water
<b>Basement:</b>	Full, partial finish
<b>Septic:</b>	Private
<b>Water:</b>	Private well
<b>Electricity:</b>	200 amp circuit breakers
<b>Floors:</b>	Wood, vinyl
<b>Walls:</b>	Drywall

**First Level:** Fireplaced living, dining room/kitchen, 3 beds, 2 baths, fireplaced great room, sun porch

**Second Level:** Master suite

### **Amenities:**



*Fireplaced Great Room*

Mature plantings  
Outdoor shower  
Two decks, screened in porch  
Large, sunny backyard  
Close to Westport Harbor beaches,  
the Atlantic Ocean, Westport River,  
and all summer-related activities



*Fireplaced Living Room*



*Master Suite*



*Screened-in Porch*

### **COUNTRY AND COASTAL PROPERTIES**

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