



## *Country and Coastal Properties*

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

### *Views of Richmond Pond and the Atlantic Ocean*



#### *11 Brayton Point Road, Westport, Massachusetts*

Situated at a high elevation in Westport Harbor, this home has distant views of the Atlantic Ocean over meadows and Richmond Pond. The residence with six bedrooms, including three suites, was designed to comfortably accommodate an extended or large family. An enclosed porch and a private wood deck take advantage of the views and enlarge the seasonal entertaining areas of this custom Colonial. Close to the ocean beaches, swimming, boating, and all summer activities. Handsome stone walls, hydrangeas, and mature trees complement this lovely home.



*West Side of Residence*



*View of Ocean*



*Deck*

***Offered at \$1,650,000***

*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.***

## *11 Brayton Point Road, Westport Harbor, MA*

<b>Style:</b>	Colonial
<b>Built:</b>	1939
<b>Exterior:</b>	Wood shingles
<b>Roof:</b>	Asphalt shingles
<b>Location:</b>	Plat 88 Lot 20
<b>Land Area:</b>	1.5+ acres
<b>Real Estate Taxes:</b>	\$5,733 FY 2011
<b>Gross Living Area:</b>	3500+ square feet
<b>Rooms:</b>	9 rooms, 6 bedrooms, 4 full bath 2 half 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, ceramic
<b>Walls:</b>	Plaster, drywall

**First Level:** Fireplaced living, den, dining room/kitchen, pantry, half bath, bedroom suite, sun porch

**Second Level:** 5 bedrooms, 3½ baths

**Third Level:** Spacious TV/Game room

### **Amenities:**



Mature plantings  
2 car garage  
Outdoor shower  
Large deck, screened in porch  
Pretty water and sunset views  
Close to Westport Harbor beaches,  
Westport River, summer activities



### **COUNTRY AND COASTAL PROPERTIES**

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[www.countryandcoastal.com](http://www.countryandcoastal.com)

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