



Country and Coastal Properties

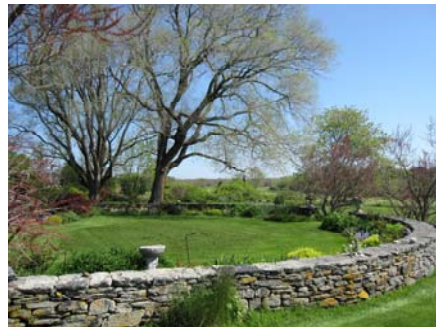
29 Meeting House Lane - Post Office Box 557 - Little Compton, RI 02837 - Tel. 401 635-8887

Private Neighborhood at Bailey's Ledge



Little Compton, Rhode Island

A truly magnificent home in the private enclave at Bailey's Ledge. This custom-built home has an eclectic collection of unique antique architectural elements which provide exquisite focal points throughout. To add to the three bedroom, two and one half bath main house is an attached two-bedroom, one-bath guest house. The 2.5±-acre site abuts the Sakonnet Golf Course and has terraces, mature trees, and perennial gardens. The house combines wonderful open space for entertaining as well as small cozy areas for reflection. This masterfully decorated home continues into the artfully landscaped grounds – a truly unique property in a coveted seaside neighborhood.



Offered at \$3,200,000

Little Compton Agricultural Conservancy Tax to be paid by Buyer

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

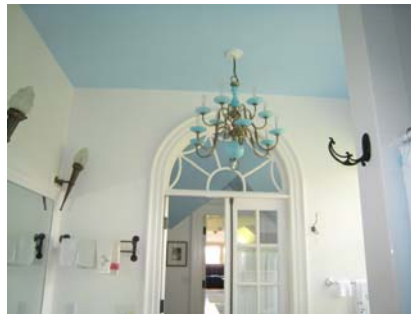
Bailey's Ledge, Little Compton, Rhode Island

Style:	Custom
Built:	1960 – renovated 2002
Exterior:	Wood shingles
Roof:	Wood shingles
Location:	Plat 8 Lots 43-1, 43-2, 44
Land Area:	2.5+ acres
Real Estate Taxes:	\$11,413.44
Gross Living Area:	5,460+ square feet
Rooms:	10 rooms, 5 beds, 2.5 baths
Heat:	Gas-fired hot air, air conditioning
Septic:	Private – 5 bedroom
Water:	Private – Artesian well
Electricity:	Circuit breakers
Floors:	Hardwood, tile
Walls:	Plaster
1st Floor:	Fireplaced living room with cathedral ceiling gourmet kitchen complex, pantry, 2 bedrooms, 1½ baths, den
2nd Floor:	Master suite with bath, 2 bedrooms, studio, study, sitting area, deck



Amenities

Attached 2-bedroom guest quarters with
open living/dining/kitchen, 1 bath
Private association
Magnificent sunset views
Antique chestnut paneling
Antique glass and brass chandeliers
Powder room sink from Pullman car
Mature trees, gardens and terraces
Abuts Sakonnet Golf Course
Screened-in porch



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