



Country and Coastal Properties

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

Riverfront Home on the Sakonnet River



8 Minnesota Road, Little Compton, Rhode Island

Watch Sakonnet Harbor activities from this waterfront, three bedroom, two and one-half bath custom Cape. Renovated in 2008, this home offers an airy floor plan including a well-designed kitchen with pantry, dining room, fireplaced living room, mud room, half bath and enclosed porch. On the second level is a master suite overlooking the Harbor, two additional bedrooms and one bath. The home also has an open porch perfect for entertaining. The lot is 10,350± square feet in land area and offers frontage on the Sakonnet River. The year-round home is a perfect seaside retreat.



Offered at \$2,250,000

Little Compton Agricultural Conservancy Tax to be paid by Buyer

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

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|---------------------------|--------------------------------------|
| Style: | Custom Cape |
| Built: | 1930 – renovated 2008 |
| Exterior: | Wood shingles |
| Roof: | Asphalt shingles |
| Location: | Plat 8 Lot 68 |
| Land Area: | 10,350+ square feet |
| Real Estate Taxes: | \$6,167.72 |
| Gross Living Area: | 2,400+ square feet |
| Rooms: | 7 rooms, 3 beds, 2.5 baths |
| Heat: | Oil-fired hot water |
| Septic: | Private – 3 bedroom |
| Water: | Private – Artesian well |
| Electricity: | Circuit breakers |
| Floors: | Hardwood, ceramic tile, and linoleum |
| Walls: | Plaster |

1st Floor: Fireplaced living room, kitchen, pantry, dining room, mudroom, enclosed porch, half bath

2nd Floor: Master suite with bath, 2 bedrooms, 1 bath



Looking west to the Sakonnet breakwater

Amenities

Waterfront
Westerly views over Sakonnet Harbor
capturing magnificent sunset views
Fireplaced living room
Outbuilding/garden shed
Move-in condition



Fireplaced Living Room



Overlooking the Inner Harbor



Enclosed Sun porch

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