



## *Country and Coastal Properties*

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



### *139 Sakonnet Point Road, Little Compton, Rhode Island*

An original summer cottage, built in 1889 and located in the heart of Sakonnet Point. The home is nicely sited amongst a row of similar cottages with expansive front lawns and views out to the sea. The property is close to the Harbor, boating activities, and ocean beaches. A wrap-around porch and deck is a favorite area for entertaining, eating, or relaxing during the warm summer months. This is a classic summer cottage in a prime location close to all summer activities.



*Offered at \$1,365,000*

*Little Compton Agricultural Conservancy Tax to be paid by Buyer*

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

## *139 Sakonnet Point Road, Little Compton, Rhode Island*

<b>Style:</b>	Cottage
<b>Built:</b>	1889
<b>Exterior:</b>	Cedar shingles
<b>Roof:</b>	Asphalt shingles
<b>Location:</b>	Plat 8 Lot 96
<b>Land Area:</b>	.85+ acres
<b>Real Estate Taxes:</b>	\$4,668.08 FY 2009
<b>Gross Living Area:</b>	2542± square feet
<b>Rooms:</b>	8 rooms, 4 beds, 2 full baths, 1 half bath
<b>Heat:</b>	none
<b>Septic:</b>	Private
<b>Water:</b>	Private
<b>Electricity:</b>	200 amp circuit breakers
<b>Floors:</b>	Hardwood, vinyl
<b>Walls:</b>	Beadboard, exposed studding
<b>1<sup>st</sup> Floor:</b>	Fireplaced living room, dining room, pantry, kitchen, ½ bath, 1 full bath, large family room
<b>2<sup>nd</sup> Floor:</b>	4 bedrooms, 1 bath
<b>Amenities:</b>	



Wrap-around porch  
2-car garage  
Walk to ocean beaches and Sakonnet Harbor  
Views down Round Pond out to Atlantic Ocean  
Outdoor shower  
Close to all summer activities in the heart of Sakonnet



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

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