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55 YEARS

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## **Bay View Estates, Portsmouth, R.I.**

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Situated on 26 beautiful acres of land on Aquidneck Island, Bay View Estates offers sweeping views of Narragansett Bay, in close proximity to the elegant Rhode Island towns of Newport and Middletown.

Bay View Estates, located in Portsmouth, consists of 130 apartments in three different types of buildings set on beautiful rolling lawns. Amenities include a pool, tennis courts, fitness center and a community room.

"Bay View Estates is a special place for several reasons," according to property manager Paula Ramos; "first, we are situated in a beautiful location with a panoramic view of Narragansett Bay and second, we have a great team of employees and residents. We are like a family here, which causes people to stay for extended periods and even return after they move away."

Inside the studio, one and two bedroom apartments, residents enjoy spacious rooms, fully-equipped kitchens, ample closet space, plush wall-to-wall carpeting, and tiled baths with vanities, air conditioning and security intercom systems.

In 1987, Chestnut Hill Realty bought Bay View Estates from the Almeida family, which had built the development then called Almeida Apartments in the early 1960s. Chestnut Hill Realty changed the name to reflect the magnificent views on the property. The best views are in the eight-story high-rise which has 72 units. Nearly all of the 35 apartments in the garden buildings have balconies. All buildings have on-site laundry and ample parking. Improvements are always being made to Bay View landscaping and buildings. The tennis courts were completely refurbished, and the exterior trim and window sills of the terrace and garden buildings were repointed, and new window walls were installed in the Tower. The elevator in the high rise was also completely renovated. The Tower now has sprinklers and the halls are ventilated.

The property, a former potato field, is next to a Raytheon facility, and several marinas are a short drive away. Both Roger Williams College and the Naval Education Training Center are nearby.

"Bay View Estates is a unique location, but what really makes people want to stay here is the service and respect they receive from our team of professionals," said Richard Lappin, Chestnut Hill Realty's equity partner for Rhode Island. "Paula and her team at Bay View genuinely care about every one of their residents, and the residents appreciate that."

"Although we are close to Providence, the people here are islanders," said Ramos. "Our residents are a tight-knit group caring for each other. Bay View Estates is their home. It offers a safe, clean and caring environment that will keep people coming to the property for years to come."

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540