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## **Leonard of Lila Delman Real Estate sells 13.5 acre parcel for \$3.35 million**

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NEWPORT, RI Sales associate Kate Leonard of Lila Delman Real Estate sold 90 Brenton Rd. for \$3.35 million. Leonard represented the seller.

“Knowledge of municipal and State building codes is essential in selling vacant land as local ordinance and state law often address zoning, historic district, wetlands, drainage, etc., which all impact the ability to build,” said Leonard. “Open space or lot coverage ordinances are tools of balance in most communities and I feel fortunate to be able to use my knowledge in this arena to work on behalf of the clients that come to me and Lila Delman Real Estate.”

Sited along Gooseneck Cove, this 13.5 acre waterfront parcel lined with trees, is located off Ocean Dr. The approved permitting offers the opportunity to build a 10-bedroom home, pool, poolhouse and guesthouse with a possibility to amend the approved plans. The land was once a part of the former Arthur Curtis James Estate.

This transaction marks one of Newport’s top five vacant land sales ever, according to data maintained by the Rhode Island Statewide MLS.\*

In 2019, Leonard ranked as the top producing sales associate for vacant land sales on all of Aquidneck Island.\*

As a firm, Lila Delman holds the record for Newport’s highest vacant land, 0 Ledge Rd., which sold for \$7.9 million in 2014.\* The late Melanie Delman, then president of Lila Delman Real Estate, represented the seller while Kim Doherty, Lila Delman sales associate, represented the buyer.

\*This representation is based on information from the Rhode Island State Wide MLS for the period of January 1, 1993 – February 5, 2020. The MLS does not guarantee and is not in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market.

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