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## **Kirton of Lila Delman Real Estate sells 444 Purgatory Lane property for \$3.6 million**

April 10, 2020 - Rhode Island

444 Purgatory Lane - Middletown, RI

Middletown, RI Lila Delman Real Estate sold 444 Purgatory Lane for \$3.6 million. After multiple offers, the property sold for \$205,000 above asking price. Eric Kirton, Lila Delman associate broker represented the seller.

“I’m grateful for the opportunity to represent such a beautiful property,” said Kirton. “Despite our current challenges, I am confident that water view and waterfront homes in Newport County will continue to appreciate. ”

Located above Second Beach and abutting more than 10 acres of open space, this property offers views stretching from The Norman Bird Sanctuary and Sachuest Wildlife Preserve to the Atlantic Ocean. Custom designed by A. Tesa Architecture, the home blends shingle style design with a modern aesthetic.

Every room has a sight line to the ocean, beach or a wildlife preserve. With an open floor plan and more than 5,200 s/f of living space, the five bedroom, four and one half bathroom home has been expertly appointed.

According to data maintained by the Rhode Island Statewide MLS, this transaction marks the highest residential sale in Middletown since August 2018, when Lila Delman sold 393 Indian Ave. for \$4.1 million.\*

Historically, Lila Delman Associates have participated in 8 out of Middletown’s Top 10 Residential Sales ever. No other firm has participated in more than 3 of these transactions.\*

\*This representation is based on information from the Rhode Island State Wide MLS for the period of January 1, 1993 – March 26, 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.

