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## **Hogan Assocs. sells 4,000 s/f condo for \$2.5 million at Bancroft**

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Middletown, RI Hogan Associates brokered the sale of Unit 7 at Bancroft on the Bluffs, 575 Tuckerman Ave., for \$2.5 million. It was the town's highest condominium sale of the year and Aquidneck Island's second highest condominium sale of the year. Leslie Hogan of Hogan Associates represented the sellers, and Ryan Hazinakis of Keller Williams represented the buyers.

The Bancroft penthouse occupies two floors on the southeast corner of the shingle style mansion. 270-degree, ocean views extend from 2nd Beach all the way to Newport's Cliff Walk. An octagonal turret room with folding glass Nano Walls opens to an ocean -side porch overlooking the Chinese garden and bluffs below. The condo is just under 4,000 s/f with four bedrooms and 4 and ½ baths. An energy-efficient geothermal system heats and cools the building. A walkable path to the water at the edge of the manicured grounds enhances the appeal.

John Chandler Bancroft built the original summer "cottage" in 1885. Bancroft, a wealthy businessman, artist and art collector, hired the most talented professionals of his day – architect William Ralph Emerson designed the handsome shingle style estate, and Frederick Law Olmsted, creator of New York's Central Park, created the stunning Chinese garden on the rocky bluffs above the water. Stained glass artist William LaFarge, Thomas Eakins and other artistic luminaries were frequent visitors to Bancroft House. In 2006, the property was transformed into luxury condominiums. Today, there are nine private residences.

"It was no surprise this property sold quickly," commented listing agent, Leslie Hogan, "The Bancroft estate is exceptional, and the penthouse is the jewel in the crown."