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Toppa and Kirton of Lila Delman Compass sell 339 Ocean Avenue property for \$16m in Newport

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Newport, RI Lila Delman Compass completed the record sale of 339 Ocean Ave. Lot B & Lot 38 for \$16 million. According to data maintained by the Rhode Island Statewide MLS, this marks the highest sale in Rhode Island since 2019, when Lila Delman Compass sold 10 Bluff Ave. in Watch Hill for \$17.6 million.* Kendra Toppa, Newport County sales manager and Eric Kirton, associate broker, jointly represented the seller and facilitated for the buyer in this transaction.

Kirton said, "I'm truly grateful to have been involved in this historic sale. It was a pleasure to work with both the seller and the buyers alongside Kendra Toppa to make this a collaborative transaction for all parties involved."

"A property of this caliber is rare and represents a once-in-a-lifetime opportunity in this beautiful city. The acreage coupled with the exceptional location and construction put 'Seaward' in a league of its own," said Toppa. "We are extremely happy to have brought the seller and buyer together."

'Seaward' had previously been listed solely as a 45-acre compound. By re-imagining the property and securing subdivision approval, the various packages offered exclusively by Lila Delman Compass brought forth strong buyer interest. The firm attributes this year's monumental success to its dedicated and proactive agents who prioritize their client's goals above all else. Lila Delman Compass ranks as the number one firm in Newport County with over \$280 million in sales volume year-to-date, according to data maintained by the Rhode Island Statewide MLS.

'Seaward' is a rare and expansive oceanfront property on Ocean Dr. With views that only the most fortunate can enjoy each and every day, the property offers stunning vistas over pristine Price's Neck Cove and ocean panoramas as far as Block Island. Constructed over a four year period, two residences were completed in 2008 with the highest caliber of craftsmanship and design. At approximately 20 acres, an enormous building envelope offers the opportunity to construct a family compound. The first residence offers 4 bedrooms, 4.2 bathrooms and features a thoughtful layout, including a stunning commercial grade chef's kitchen that accesses the patio. The guest/caretaker's cottage is appointed with 3 bedrooms, 2.1 baths and provides additional space for friends and family. Each enjoys its own distinct and unforgettable view of the sea and spectacular surroundings.

Relax by the infinity-edge pool, with its sweeping ocean views an incredible space for outdoor entertaining. Formerly known as the 'Avalon' estate, the property was owned by the Van Alens, who founded the International Tennis Hall of Fame, one of Newport's beloved cultural institutions. Private, with gated entry and exceptional acreage, yet minutes from Newport's beautiful beaches, waterfront, restaurants, shops and activities, this is a rare offering.

*Highest sale representation is based on information from the RI Statewide MLS for the period of January 1, 2019 – September 7, 2021. * Neither Lila Delman Compass nor the MLS guarantees or are responsible for the accuracy of the data provided to them. Data maintained by the MLS may not reflect all real estate activity in the market. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage.

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