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Hogan Assocs. and Lila Delman Compass sell 591 Indian Ave. for \$2.934 million

October 08, 2021 - Rhode Island

Middletown, RI Hogan Associates sold 591 Indian Ave. for \$2,934,500. Leslie Hogan of Hogan Associates represented the buyers, and Eric Kirton of Lila Delman Compass represented the sellers.

The 5-bedroom, 3,990 s/f property is one of four homes on Indian Ave's Khent Doon estate. The first summer cottage was erected in 1860 on 8 waterfront acres overlooking the Sakonnet River. Over time, three more homes, including 591 Indian Ave., were added creating a family compound with over 600 feet of unobstructed waterfront. In subsequent years, the estate was subdivided into five parcels, one for each of the four homes, and a shared stretch of waterfront land protected by a conservation easement. As a result, Khent Doon residents have a seaside lawn, views of the Sakonnet River, and a private beach.

The home features an eat-in kitchen, native stone fireplace, Dutch door, old fashioned sleeping porch, hardwood floors, two-story library, wrap-around porch, and water views. There are primary bedrooms on the first and second floors and a series of smaller bedrooms and bathrooms upstairs.

"This place captivated the buyers immediately, and the deal closed in two weeks," said Hogan. "The location, history and future possibilities checked all the boxes for these folks."

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