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Leonard of Lila Delman Compass sells two Bellevue-area properties; 529 Bellevue Ave. for \$6.6 million and 31 Bowery St. for \$5.2 million

November 12, 2021 - Rhode Island



529 Bellevue Avenue - Newport, RI

31 Bowery Street - Newport, RI

Newport, RI Kate Leonard, Lila Delman Compass sales associate, represented the seller of two properties in the city's Bellevue Ave. neighborhood. 529 Bellevue Ave. sold for \$6.6 million and 'Clover Patch', 31 Bowery St., sold for \$5.2 million. Leonard represented the seller in both of these transactions. According to data maintained by the Rhode Island Statewide MLS, both sales rank within Newport's top ten sales year-to-date. Lila Delman Compass is proud to have participated in seven of these top ten transactions.

Kate Leonard

"This has been a banner year for Newport's real estate market, along with many other areas in the country," said Leonard. "I feel fortunate to be able to use my knowledge and skills to bring these transactions through to fruition. Knowing that my clients are pleased brings me personal satisfaction. I thank all who have chosen me as their Realtor."

Leonard has had an accomplished year, ranking as one of Newport's top five agents with over \$22 million in sales volume, year-to-date. In addition to these two sales, Leonard sold Newport's 'Tree House', 708 Bellevue Ave., for \$4.7 million. Leonard's knowledge of city zoning ordinances, permitting, planning, regulation, the historic district, and her familiarity with the neighborhoods throughout Newport and Aquidneck Island proves to be advantageous for her clients.

529 Bellevue Ave. is located among other historic estates as though it always stood in the landscape of its surrounding neighbors. This completely restored French Chateau combines elegance with modern technology, paired with the highest quality materials. Upon entering the grand foyer with European herringbone floors, you will find a music room to the left and library with a fireplace to the right. The kitchen has 23 foot ceilings that flow to a dining area, living room with fireplace, and family room that has natural light from a wall of French doors. The first floor also

includes two powder rooms, an elevator, and one of two primary bedroom suites. The second floor includes the second primary bedroom suite, three additional spacious en-suite bedrooms, and a laundry room. This private gated estate also offers a heated 2-car garage with an electric charging station.

'Clover Patch', built in 1855, is a true family compound for those wishing to enjoy privacy with family and guests yet the convenience of being within walking distance to Bellevue Ave., Thames St., and restaurants and shops. Sited on 1.31 acres, the park-like grounds have received awards for the property's specimen trees and gardens. The estate has a total of 11 bedrooms and 9 full and one half bathrooms. Comprised of a main house with guest wing, a guest house, heated greenhouses, and pool there is space for everyone. 'Clover Patch' has been maintained and offers an opportunity to not only enjoy a private sanctuary but the opportunity to house family, guests, or staff.

* Highest sale representation is based on information from the RI Statewide MLS for the period of January 1, 2019 – September 23, 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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