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## **DeRentis of Residential Properties Ltd. closes \$2.35 million sale of 40-50 Channing Ave.**

November 12, 2021 - Rhode Island



Providence, RI Residential Properties Ltd. brokered the sale of 40-50 Channing Ave. on city's East Side, which sold for \$2.35 million. RPL sales associate Jim DeRentis represent both the buyer and the seller in this transaction.

According to State-Wide MLS data, this is the highest sale in Providence this year. DeRentis has a total of 25 transaction sides for Providence sales over \$1 million this year, 21 of which he listed. Overall, RPL has participated in 45 of the 51 Providence single family home sales over \$1 million this year.

This Georgian Revival home sited off Blackstone Blvd. has over 5,700 s/f of living space. A slate hip roof, a detached three car garage in the carriage house with an apartment for an au pair or guest

are just the beginning. Granite and bluestone steps lead into the grand entry foyer. Curated by designer, Martyn Lawrence Bullard, this home has two living areas, one with a wood-burning fireplace and a wall of French doors. From the grand living room, walkout access connects to the terrace, looking onto a backyard with mature landscaping. The family room has floor-to-ceiling windows. The formal dining room has a marble-surround fireplace and picture frame molding, and French doors open out to the patio. A butler's pantry reflects the modern appeal of the chef's kitchen, which includes Euro-style cabinetry, a double oven, and a center prep island. The quartz and granite countertops flow with the custom refrigerator, accented by a built-in booth for informal dining. An Art Deco-inspired guest bath off the entry is the finish to the main floor. The second floor primary suite has a marble-surround, wood-burning fireplace, and two private ensuite baths with dedicated dressing rooms. Additionally, there is a study with wall-to-wall built-in bookshelves. There are three bedroom suites, one with a fireplace and each with private full baths. The finished lower level achieves the atmosphere of a private club with a billiard room with a coffered ceiling, hardwood floors, and exposed beams, and an oak bar. The adjacent seating area presents another fireplace, with a caterer's kitchen. Across the circular stone driveway, the property's carriage house has a second floor apartment with an open concept design including a kitchen, a comfortable bedroom, a full bath, and a study. Residents shop or dine at the nearby cafes and boutiques in Hope Village and Wayland Sq. The Moses Brown School, the Wheeler School, Brown University, and the Rhode Island School of Design are across town. Entertainment nearby includes Providence's Trinity Rep, The Vets Memorial Auditorium, Providence Performing Arts Center, and a variety of fine dining from the East Side to Federal Hill.

DeRentis is Residential Properties' Top Producing Sales Agent and the only nationally ranked individual sales agent on Providence's East Side. He has been a recipient of the Circle of Sales Excellence Platinum Plus Award since 2011 when he was named Rookie of the Year. He has also been included on the REAL Trends list of "America's Top Real Estate Agents," named to "The 1000" in 2020 and in 2021 named the #1 individual agent in the state for transaction sides.

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