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## **Moretti of Lila Delman Compass sells 21 Chastellux Ave. property for \$7.1 million**

November 26, 2021 - Front Section

Newport, RI Lila Delman Compass sold 21 Chastellux Ave. for \$7.1 million this summer. Cynthia Moretti, associate broker for Lila Delman Compass, represented the seller and facilitated for the buyer.

“The buyers loved the outstanding design elements and superior craftsmanship of this unique turnkey new construction,” said Moretti.

The property is a custom-built, shingle-style with modern flair overlooking the harbor with views of yachts, Goat Island and the Newport Bridge. Located on an elevated and gated 1.38 acres, this seaside location is near New York Yacht Club and Ida Lewis Yacht Club. Its location is only a few minutes to Bannister’s and Bowen’s Wharf in the downtown, and home to some of Newport’s best restaurants and shops on America’s Cup Avenue.

The home’s design is characterized by open rooms, high ceilings, an open staircase and floor to ceiling walls of glass opening onto terraces. The first floor master wing features a sumptuous bath while four additional en-suite bedrooms on the second level offer views.

Moretti said, “The stunning harbor views, nearby water access, and easy stroll to all in-town attractions made this home irresistible and exactly what the buyers were searching for. Both the seller and the buyer were delightful to work with!”

According to data maintained by the Rhode Island Statewide MLS, this transaction marks the second highest sale in Newport County year-to-date.\*

This transaction marks the highest non-waterfront sale in Newport since 2020, when Lila Delman Compass sold ‘Ker Arvor’ for \$7,285,000. Lila Delman Compass is proud to report that they have participated in all of Newport’s top three sales this year.\*

\*Highest sale representation is based on information from the RI Statewide MLS for the period of January 1, 2020 – July 27, 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.