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## Walsh of Lila Delman Compass sells "Briarcliff" 273 Indian Ave. for \$4.05 million

December 10, 2021 - Rhode Island



Portsmouth, RI Lila Delman Compass negotiated the record sale of 'Briarcliff', 273 Indian Ave for \$4.05 million. According to data maintained by the Rhode Island Statewide MLS, this transaction marks the highest sale in Portsmouth since 2012, when Lila Delman Compass sold 166 Carnegie Heights Dr. for \$5.2 million.\* Bob Walsh represented the seller while Eric Kirton represented the buyer in this transaction.

"I was honored to represent such a unique property. Indian Ave is a coveted address and this estate's spectacular southern water views of the Sakonnet River and Newport sound are unparalleled," said Walsh of Lila Delman Compass' Providence office.

Newport County's top producing individual agent, Eric Kirton, said, "Market activity remains very

strong on Aquidneck Island; demand is extremely high for waterfront property across all price points.”

Lila Delman Compass ranks as the number one firm in Newport County with over \$243,000,000 in sales volume year-to-date, according to data maintained by the statewide Rhode Island, MLS.\* The firm reports that buyer motivation is driving record-breaking sales in 2021.

‘Briarcliff’ is a private, gated, waterfront French-inspired estate situated on four acres on the desirable Indian Avenue. This unique property offers unobstructed southeastern panoramic views of the Sakonnet River & Rhode Island Sound. Old world grandeur is apparent in the spectacular 7,500 s/f main house and 1,200 s/f guest house. The sprawling main house features include a grand marble foyer with curved suspended staircase & distinctive rod iron detailing. The foyer opens to a cherry paneled library with fireplace, a formal living room, and a two-story great room with a pair of French doors that opens up to a limestone patio that overlooks the water. The recently built guest house offers a full kitchen, living room with fireplace, bedroom with en-suite, and loft space.

\*Highest sale representation is based on information from the RI Statewide MLS for the period of January 1, 2012 – August 26, 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.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540