



nerej

Joyal of Lila Delman Compass sells 11,000 s/f 'Treasure Hill' in Watch Hill, RI for \$17.7 million

November 11, 2022 - Rhode Island



'Treasure Hill', 2 Kidd's Way - Watch Hill, RI

Watch Hill, RI Lila Delman Compass negotiated the record sale of 'Treasure Hill', 2 Kidd's Way, which closed for \$17.7 million. This is the highest sale in Rhode Island this year according to data maintained by the RI Statewide MLS.* Furthermore, the transaction marks the second highest sale in the history of both Watch Hill and Washington County, following the private sale of 16 Bluff Ave. which sold for \$17.75 million in 2013.**

'Treasure Hill' is an estate sited on the second highest elevation in the town. This one-acre coastal property spans over 11,000 s/f, offers indoor and outdoor living, and ocean views.

Lori Joyal, sales manager & associate broker of Lila Delman Compass' local office, represented the seller. Olga Goff of Olga B. Goff Real Estate represented the buyer.

In 2021, Joyal set statewide records, having individually closed \$121,163,111 in sales volume and ranking as the top individual agent in the state for the third year in a row.†

Lori Joyal

2 Kidd's Way has an open concept floor plan that includes a family / living room with a fireplace and kitchen. There are seven ensuite bedrooms, including the primary bedroom with a sitting room, fireplace, and bath all overlooking the Atlantic Ocean, plus an elevator. The walk out level features a pub room complete with a crafted curved corner bar, a tin ceiling, and a fireplace with granite surround and a cherry wood burlled mantle. This level also has a wine cellar with an ornamental wrought iron gate connected to a billiard/wine tasting room, plus an in-house gym with a sauna and full bathroom. The resort-like grounds offer a heated salt water gunite pool with waterfall that overlooks the ocean. A pool house with a curved bay window includes a full kitchen. The property has a deeded right of way to the beach at the end of the driveway.

*Sale ranking representation and closing price information is based on information from the Rhode Island Statewide MLS for all sales for the period of Jan. 1, 2022 – Oct. 31, 2022.

**Sale ranking history is based on private sale information and the RI MLS for the period of Jan. 1, 1993 – Oct. 18, 2022.

†Agent ranking and sold dollar volume information is based on data from the RI MLS for period Jan. 1, 2021 – Dec. 31, 2021. The MLS does not guarantee and is not in any way responsible for its accuracy. Data maintained by the MLS may not reflect all real estate activity in the market. Lila Delman Compass is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice.

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