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## **Mott & Chace sell 152 Beacon Ave. - \$2.8m**

November 11, 2022 - Rhode Island

Warwick, RI Mott & Chace Sotheby's International Realty sold 152 Beacon Ave. for \$2.8 million. Leza Williamson, sales associate of Mott & Chace represented the seller. Pat Murphy of Residential Properties, Ltd. represented the buyer.

The waterfront home is located on nearly two acres in Warwick Neck, the home features five bedrooms, three-full and two-half bathrooms, and over 5,800 s/f of living space. The grounds of the property include a dock with an electric boat lift and an original barn renovated into a garage.

"New England charm is abundant at this grand home on Warwick Neck. Views of Narragansett Bay, the Jamestown and Newport bridges, as well as both Patience & Prudence Island can be enjoyed from sunrise to sunset," said Williamson. "Thank you to my clients for trusting me to sell this coastal retreat."

According to data available from Rhode Island Statewide Multiple Listing Service, the sale of 152 Beacon Avenue is the second highest Warwick sale year to date. Agents of Mott & Chace Sotheby's International Realty have represented nine clients in the top ten sales in the municipality so far this year. Currently the #1 luxury firm in Warwick, Mott & Chace Sotheby's International Realty has over 45% of the market share in total sales volume over \$1M.

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