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## **Doorley-Lucas of Mott & Chace sells 74 Briarcliff**

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Amy Doorley-Lucas

Warwick, RI Mott & Chace Sotheby's International Realty sold 74 Briarcliff Ave. for \$2.443 million. Amy Doorley-Lucas, sales associate of Mott & Chace represented the seller. Benjamin Thomas of Lila Delman Compass represented the buyer.

The waterfront home is situated on 1.24 acres with views of Narragansett Bay, Jamestown and Newport Bridges as well as Patience and Prudence Islands. Offering three bedrooms, three-full and two-half bathrooms, and over 4,500 s/f of living space, the home features an open floor plan, first floor primary suite, and a fully equipped guest quarters. The grounds include a pool surrounded by a bluestone patio, a greenhouse, an overlook deck, and a staircase with direct access to the beachfront.

"Warwick Neck is a true gem of Rhode Island's coastal communities," said Doorley-Lucas. "Located in the heart of the state, there is so much to be enjoyed – from golf courses and tennis, to marinas, state parks, and walking trails. Thank you to my clients for continuing to trust me with their precious homes in this well-established neighborhood."

According to data available from Rhode Island Statewide Multiple Listing Service, the sale of 74 Briarcliff Ave. is the fourth highest city sale year to date. Agents of Mott & Chace Sotheby's International Realty have represented 11 clients in the top 10 sales in the municipality so far this year. Doorley-Lucas has represented five homes and six clients in city sales over \$1 million year to date. Maintaining the position as #1 luxury firm in Warwick, Mott & Chace Sotheby's International Realty more market share in total sales volume over \$1 million than any other firm.

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