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## Doorley-Lucas of Mott & Chace Sotheby's sells 74 Briarcliff Ave. for \$2.443 million

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

The waterfront home is situated on 1.24 acres with panoramic vistas of Narragansett Bay and direct views of the 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.”

According to data available from Rhode Island Statewide Multiple Listing Service, the sale of 74 Briarcliff Ave. was the fourth highest Warwick sale year to date. Agents of Mott & Chace Sotheby's International Realty have represented eleven clients in the top ten sales in the municipality so far this year. Doorley-Lucas has represented five homes and six clients in Warwick 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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