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## Boyle of LandVest completes \$8m sale of 458 Poppasquash Rd.

August 11, 2023 - Rhode Island



Bristol, RI LandVest has completed the highest sale of a residential property in the town on record. 458 Poppasquash Rd., listed by LandVest agent Terry Boyle, closed for \$8 million on August 1st. It was listed by Boyle for \$7.975 million in May 2023 and was under contract in 17 days.

This seaside property is situated on 2.78± beachfront acres on a private peninsula in Poppasquash Point. The property offers views of Prudence Island, the National Estuarine Sanctuary, and the ocean. The home includes over 9,000 finished s/f., upgraded and expanded in 2022, with five bedrooms and 5.5 bathrooms. The previous highest residential sale price was the waterfront compound property at 55 Ferry Rd. that sold for \$6.75 million in 2017 to Roger Williams University.

“This sale marks a new high watermark for the Town of Bristol and was one of the smoothest

transactions I have ever worked on,” said Boyle. “The property was immaculate and very well received by the market in the first week it hit the market. The sellers were incredible stewards of the property and they are thrilled that it is passing to another owner who will enjoy it.”

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