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NEWPORT COUNTY BOARD OF REALTORS® OFFICIAL PUBLICATION

**NEWPORT COUNTY
BOARD OF REALTORS®**
*The Voice for Real Estate™
in Newport County*



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Stephen Larson
CRS, ABR, GREEN, e-PRO
NCBR President



President's Message

What does your REALTOR® do for you? Of course, many people are aware that REALTORS® work very hard on their clients' behalf. REALTORS® are detail-oriented people: when working with buyers they make every effort to ensure that the process is as smooth and stress-free as possible from beginning to end. When working with sellers, they use their marketing skills to help their clients get the best price possible for their most valuable investment: their home.

There's more! In this economy, cash-strapped governments at the local, state, and national levels are looking for solutions to their budget deficits that would be very costly to homeowners and home buyers. What many people don't realize is that REALTORS® are constantly working on homeowners' behalf in ways they seldom hear about. Here are some examples:

- **Mortgage Interest Tax Deduction:** this is one of the best financial aspects of home ownership. Home owners can deduct the money they spend on interest from their taxable income. Congress repeatedly considers ways to increase tax revenue, and the mortgage interest deduction has been considered for repeal several times over the years. The National Association of REALTORS® fights to prevent this from happening every time it is suggested.
- **Services Sales Tax:** Last year the Rhode Island legislature considered imposing a sales tax on all services performed in Rhode Island. This would require consumers to pay taxes on any service performed by doctors, accountants, lawyers, barbers, dry cleaners, and REALTORS®. This would drive up the costs of everything that people do in Rhode Island. Activity by the Rhode Island Association of REALTORS® has been instrumental in preventing the passage of this tax (so far).
- **Home Buyer Tax Credit** – the extension of this federal tax credit through April of 2010 was due in part to aggressive lobbying of Congress by REALTORS® nationwide.
- **Independent Contractor Fee** – Last year, Rhode Island's REALTORS® successfully fought to prevent the state legislature from passing a law requiring independent contractors from paying an annual fee of \$100 for the "privilege" of working, in addition to the licensing fees they already pay. The fight is on again this year!
- **Rhode Island property tax cap:** Rhode Island's REALTORS® continue to fight to prevent the state legislature from repealing the cap on property taxes currently in effect.

As you can see, REALTORS® both locally, state-wide, and nationally are constantly working on behalf of American citizens who believe in and hope to achieve a uniquely American dream: home ownership!

This is the Newport County Board of Realtor's® Magazine.
Advertising in it helps to financially support Board activities.



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Newport, RI

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website: www.BillSizeland.com

email: SIZELAND@aol.com



CASUAL ELEGANCE BY THE BEACH-Spacious 5 Bedroom/5.5 bath home on private hillside setting overlooking 2nd Beach. Lovely pool & patio area. Great home for entertaining. Close to downtown Newport. \$1,995,000. www.440PurgatoryLane.com



ELEGANCE RESTORED-Classic Beach cottage has been extensively renovated throughout. 5-6 Bedrooms/4 Baths. Family Room with fireplace. 1st floor bedroom suite. Air Conditioning. Overlooking beach. \$1,250,000. www.3Renfrew.com



CHARACTER INSIDE & OUT-Period touches combine with many recent updates. Open floorplan. Den/office w/built-ins. Mahogany deck overlooks private fenced yard. Quiet street. In Kay/Catherine area. \$499,000. www.38Everett.com



SWEEPING WATERVIEWS-Spacious 4 Bedrooms/3.5 baths. Light filled open floorplan w/ wraparound deck. Third floor makes great family room/office/guest area. Beautiful landscaping. Next to open space. \$795,000. www.10Greenlaw.com



PERFECT 1ST HOME-Neat & tidy 3 Bedroom/1.5 baths. Family room w/ woodstove. Enjoy beautiful sunsets from large deck. HW floors, updated windows, newer boiler. Nice setting in Quiet Portsmouth neighborhood. \$309,000. www.367Mailcoach.com



WATERFRONT LOT-Have a mooring, kayak and swim right from home! Pretty lot has approved 3 BR septic design. Additional engineering/applications underway. Desirable Water St area in Portsmouth. \$350,000. www.112Macomberlane.com

PERFECT GET-AWAY
www.106Swinburne.com



Charming 2 Bedroom/ 1.5 Bath townhouse condo in newly refurbished Brick Market Place. Central Air, Large deck, Parking for 2 cars. Center of activity close to shopping, restaurants. \$399,000.

CLOSE TO ACTIVITY
www.38Charles.com



Charming 3 Bedroom 2 Bath Victorian has been extensively renovated. Great new kitchen w/large island to gather around. Private yard, parking. Walk to nearby restaurants & shops. \$439,900.



TUCKED AWAY PRIVACY-Charming 3 BR/2 Bath home with period touches. 1st floor bedroom & full bath. Very Private yard, Deck, parking. New gas heat. Fifth Ward close to parks, harbor & restaurants. \$349,000. www.129Connection.com



NEWLY RENOVATED-4/5 Bedroom 2.5 Bath home. Spacious In-law apartment w/ fireplace, new kitchen & laundry. Beautiful HW Floors. Updated kitchen, baths. Sweeping waterviews. Quiet setting in Middletown. \$359,900. www.25Algonquin.com

LAND

EASTON'S POINT

2 adjacent lots are cleared and ready to build. Desirable setting just a short walk to beach.

Have building plans for three level homes that will provide great water views. \$525,000 each.

www.50Tuckerman.com

GREAT CONDO ALTERNATIVE www.494Thames.com



Charming masonry building in center of activity. Recently redone with great new kitchen. New heat & hot water. Private fenced patio. Perfect 2nd home getaway with low maintenance. \$299,000.



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<http://www.riforsale.com>

NEW LISTING

COLONIAL STYLE TWO FAMILY in desirable Kerry Hill Neighborhood. Great owner occupied opportunity for 1st Time Home Buyer with income. Pine floors, period detail, french doors to yard. All separate utilities, parking, yard with mature trees. Walk to town and harbor. Easy off the Island. \$325,000



BELLEVUE AVENUE



DE LA SALLE CONDOMINIUM located in desirable Manor House on the 2nd floor has 2 bedrooms and 2 baths. Unit has great space featuring formal living room, kitchen/dining area, master w/ bath, high ceilings, oversize windows, period detail, central air and elevator. Property includes tennis court and swimming pool plus manicured grounds. \$549,000.

NEWPORT



SUNNYLEA ESTATE CONDOMINIUM, a Dudley Newton design Queen Anne Victorian. Immaculate unit has 2 bedrooms and 2 baths. New Kitchen, open living room/dining area w/sliders to deck overlooking manicured grounds. Great light, hardwood floors through out, new bathrooms. Laundry in unit. Near Cliff walk, beaches, and town. New Price \$350,000.

KAY/CATHERINE



ATTRACTIVE VICTORIAN 3 FAMILY very well maintained in desirable location in Kay/Bliss area. Property features hard wood floors, replacement windows, pocket doors, high ceilings, great detail. All separate utilities, coin-op laundry. Separate 3 car garage w/ large paved drive on over size lot. Fenced yard. Great rental history. \$475,000

THE GLEN



COLONIAL STYLE FARMHOUSE- circa 1850 located in The Glen. 4 bedroom, 2 baths, living room, dining room, den, hardwood floors, replacement windows. Mature trees and landscape. Private country setting. Separate 2 car garage. House needs TLC. Many possibilities, worth a look. \$399,900.

PORTSMOUTH



JUST MOVE IN-Purchase this improved Mobile Home to take advantage of the Federal Homebuyer Tax Credit. Easy to maintain- large, bright, open floor plan. 2 bedroom 1 bath conveniently refurbished. New pergo floors & carpet. Hook-ups, new furnace. \$39,500.



Lila Delman Real Estate

Exclusive Affiliate of Christie's Great Estates

Newport Narragansett Jamestown Watch Hill

NEWPORT



Rare McKim, Mead, White coastal estate on 23+ acres. 6500 sq ft Stone Manor House of exquisite original detail. 5 car Carriage House with 2 apts., Gardener's/Guest cottage, working greenhouse, barn, artists' studio. Olmstead grounds, adjacent to Newport Country Club. \$8,750,000 **401-848-2101**

LITTLE COMPTON



Broadlawn. 10.6 serene acres. Short walk to town Commons. Library/great room with paneling imported from England, hand carved fireplace, wine cellar, guest house and pool. Lovely meadows, stone walls, and grapevines. Additional acreage available. \$2,850,000 **401-284-4820**

NEWPORT



The Moorland House, exceptional location, one acre, Ocean Drive area, abutting Newport Country Club, 4 bedroom, 3 bath home, gourmet kitchen, 2 fireplaces, sun room, office or bedroom with private entrance. \$1,990,000 **401-848-2101**

PORTSMOUTH



Handsome, Norman estate carriage house steeped in history & charm. Pleasing water views. Gated path to stunning private beach. 4 beds plus office & attic space. Original attached greenhouse. Fireplace. Stone foundation. Slate roof. Additional 1.6 acre lot with 4 BR ISDS included. \$1,895,000 **401-848-2101**

NEWPORT



"Bonnicrest"-Waterfront two bedrooms, 2.5 bath Condo on 12 acre setting with pool, tennis and dock near NYYC offers 2750 sq.ft. of elegant first floor living space with 180 views, spacious living room with fireplace & sliders to patio. \$1,250,000 **401-848-2101**

JAMESTOWN



Sweeping waterfront views, 248 sq.ft. of rare shorefront in this classic New England beachfront cottage with separate guest quarters, dock & mooring. Expansive views from every window. 4 beds, 4 baths. \$1,799,900 **401-423-3440**

NEWPORT



Exquisite Stone Carriage House, dramatic architecture, completely renovated, fabulous master suite, guest quarters, 11 ft ceiling, expansive living room, entertain in grand style. Very private. \$2,500,000 **401-848-2101**

NEWPORT



Two bed penthouse unit with waterviews, in prestigious Chalet building across from the New York Yacht Club. Over 4.5 acres of beautifully landscaped grounds. Swimming pool, tennis court, gazebo. Plenty of parking. Fireplace, hardwood floors, huge private deck. \$435,000 **401-848-2101**

NEWPORT



A truly charming Historic Colonial dating back to 1740, nestled on a quiet street in the heart of the Yachting Village. This charming historic home boasts a new kitchen, updated bathrooms, and gorgeous old wood floors. The backyard stone patio & spacious fenced-in yard are a treat. Private parking and Walk to town. \$495,000 **401-848-2101**

JAMESTOWN



This charming 1476 sq.ft. Victorian home offers 3 bedrooms and one full bath upstairs. A lovely upgraded year-round porch, large living room, dining room and eat-in kitchen. The large garden has a quaint potting shed with possibilities of becoming a garage or studio. \$420,000 **401-423-3440**

NEWPORT



Colonial Cottage in move in condition. Covered front porch, nice back deck, open back yard, cathedral ceiling in the master suite, 2 more bedrooms, another 1.5 baths, wood floors, open floor plan, full basement, off street parking. \$369,900 **401-848-2101**

LAND

Barrington, RI

Waterfront lot near the head of Narragansett Bay featuring dock, boathouse, and mooring. \$1,700,000 **789-6666**

Newport, RI

Rare opportunity set on 3 acres within the walls of a major Newport estate. \$2,800,000 **848-2101**

Little Compton, RI

One of 5 residential lots in Sakonnet Vineyards. This 12.88 acre lot is abutting 100 acres of protected land and overlooking Patchet Brook Reservoir. \$995,000 **848-2101**

Opening Fine Homes to the World ... **Lila Delman.com**



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SALES - RENTALS

MIDDLETOWN



If you have been waiting for the right home, your wait is over! Well maintained 4 bdrm classic colonial overlooks "The Valley" and features oak floors, a 25x13 three season room and fenced yard. Expansion for an in-law apartment is possible. \$475,000.
~ Carol Hale 842-0845 ~

MIDDLETOWN



Fall in love with this stylish one bedroom condo situated on 3 acres in the Heart of Newport. Features include a new kitchen and bath, tastefully appointed, private entry and more, offered at \$299,000
~ Belinda Nattress
487-2279 ~

MIDDLETOWN



Location, location, location, at the tip of Eastons Point. Large 1/2 acre lot. First floor water view from wrap around deck. \$1,100,000.
~ Carol Hale 842-0845 ~

NEWPORT



Beautiful tree lined Kay Blvd. 3 bedrooms, family room, garage, fireplace, eat in kitchen, hardwood floors, heated basement. Great starter or retirement! \$315,000
~ Barbara Jagolinzer 401-619-5701 ~
www.PropertiesInNewport.com

MIDDLETOWN



RARE opportunity to acquire this upgraded condo in the Aquidneck Tradesman Center. High quality 2-level, 1920 sq. ft. commercial space with 1 1/2 baths, central air and vac. Only \$215,000. ~ Christie Bolender 484-4994 ~

MIDDLETOWN



Westridge Condominium, feast your eyes on Narragansett vistas, end unit with extra windows and great natural sunlight. Excellent condition, glistening hardwood floors, large eat in kitchen, great storage, deck, patio, 3 bedrooms 2.5 baths, quiet! \$312,500
~ Barbara Jagolinzer
401-619-5701 ~
www.BarbaraJagolinzer.com

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Black Point- Custom built spacious shingle style home located in one of Portsmouth's most desirable neighborhoods. Located at the end of Indian Avenue, Black Point offers deeded beach rights and mooring access. Short drive from Newport Harbor and beaches, the Carnegie Abbey Club, and Newport National Golf Course.

Search ML# 948532 at

PrudentialPrimeNewport.com
Dina Karousos 401-451-6461



Newport Harbor. Wonderful Water-view & Harborviews from your deck, livingroom and bedroom. Very well maintained. Wall to Wall wool carpeting. Full access to tennis, swimming pool, 24hr. security, walk to town. A perfect pied-a-terre for one or two. \$385,000.

Search ML# 955612 at

PrudentialPrimeNewport.com
Penel Murray 401-855-4946



Newport. Great home. Needs Work. Can be converted to single family. Close to Ida Lewis Yacht Club, Kings, Spencer and Morton parks. Close to markets and Thames Street. Quiet neighborhood in established Fifth Ward. Near Goseberry Beach, Blue Rocks(Sigs)Deli, church. \$319,000.

Search ML# 955260 at

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