



Watch Hill Water View Estate

WATCH HILL, RHODE ISLAND



SEABOARD
Properties





LOCATION

Nestled along the tip of Rhode Island's southwestern coastline, the historic village of Watch Hill enjoys a picturesque setting of broad beaches, sheltered deepwater harbors, and sparkling ocean waters. A noted summer colony since Victorian times, the unspoiled community preserves an atmosphere of distinctive charm and offers excellent boating, sailing, and fishing along with numerous country clubs for golf and tennis. Watch Hill is approximately 100 miles from Boston and 140 miles from New York City.

PROPERTY

Set on a bluff overlooking the ocean, this charming and impeccably restored turn of the century stone and shingle style residence is surrounded by beautiful lawns and gardens which include a spectacular architect designed

pool house. Known as *Windvale*, this gracious home is the southern half of a family compound which shares a central courtyard with its sister residence yet retains privacy and fee simple ownership on over an acre of beautifully planted and well-maintained grounds. Ideally located less than a five minute walk to the beach, *Windvale* is perfectly situated in idyllic Watch Hill. Terraced gardens and hills of beach roses add to the park-like setting where the beautifully landscaped grounds include a heated Pebble Tec pool and hot tub, as well as an exquisite 1200 square foot pool house equipped with living area, kitchenette, full bath with steam shower, laundry room and a lower level heated garage.

RESIDENCE

Built shortly after the turn of the century, this classic stone and shingle-style home was

expertly and meticulously renovated to the highest standards. Attention was paid to the architectural and design features and the finest craftsmen were chosen to renovate the residence to the quality of its day including complete re-wiring and new plumbing. Ocean views are enjoyed to the east from all floors and the beach is just a short walk down a picturesque winding lane.

First Floor: A spacious front Entrance Foyer (14 x 11) with hardwood floors and a handsome wooden ceiling welcomes guests. Immediately forward of the entrance foyer is a Living Room of generous proportion (30 x 24) outfitted with hardwood floors, built-in bookcases, a wood paneled ceiling, and a large fireplace surrounded by a handsome mantel and raised paneling. To the left of the living room is a wonderful stone and glass Solarium (20 x 12) with a high beamed ceiling, hardwood floors,

and a distinctive fieldstone wall. French doors open from the solarium to an attractive sun deck (17 x 22) which overlooks the pool, the gardens, and the ocean. The solarium adjoins a stately formal Dining Room (23 x 15) with a large fireplace, hardwood floors, and handsome detailing, and also adjoins a lovely walk-in Bar (10 x 8) decked out with a refrigerator, an ice maker and beautiful woodworking. To the rear of the dining room is a well-equipped butler's pantry with sink and dishwasher, and a cheerful bright Kitchen (20 x 11) and Dining Area (16 x 10) with an adjoining fully screened outdoor porch (10 x 9). The kitchen offers more than ample shelving and storage, and top line appliances including a six burner Garland gas stove, SubZero refrigerator and Miele dishwasher. This floor also includes a powder room and walk-in coat closet both located off the central entry foyer.



Inspection by appointment only.

Offered at ~~\$5,600,000~~ \$4,980,000

THIS MATERIAL IS BASED UPON INFORMATION THAT WE CONSIDER RELIABLE, BUT BECAUSE IT HAS BEEN SUPPLIED BY THIRD PARTIES, WE CANNOT REPRESENT THAT IT IS ACCURATE OR COMPLETE, AND IT SHOULD NOT BE RELIED UPON AS SUCH. THIS OFFERING IS SUBJECT TO ERRORS, OMISSIONS, CHANGES, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE.

EQUAL HOUSING OPPORTUNITY



Second Floor: A large central foyer leads to the Master Bedroom suite (26 x 15) which is handsomely outfitted with hardwood floors, a cedar closet, a wood burning fireplace, a large full bath, and picture windows overlooking the ocean. The central foyer also accesses a charming study with a fireplace and built-in bookshelves, as well as three tastefully decorated Guest Bedrooms (one with a fireplace) that share two full baths and a large cedar closet for storage.

Third Floor: At the top of the landing, a large foyer leads to a bright and cheerful double suite (each room 14 x 12) which includes an adjoining sitting room (12 x 6) and a full bath, and makes a very special guest quarters with its breathtaking views of the Atlantic Ocean and Block Island. The landing foyer also leads on

the other side of the floor to a large family room that doubles as a movie screening room and is handsomely outfitted with hardwood floors, wainscoting with raised paneling and a cathedral ceiling. A stairway from this room leads to a small fourth floor attic area which accesses a wonderful rooftop deck overlooking the ocean.

Lower Level: This floor opens to the gardens and grounds, and includes a pantry, laundry, half bath, storage and furnace rooms. Its centerpiece, however, is a magnificent and very well equipped 10,000 bottle climate controlled wine cellar that is hidden away in a very atmospheric stone grotto.

Utilities: Heat: eight zone oil fired hot water. Electric: 400 amp service. Town water, satellite TV, and private sewage system.



SEABOARD
Properties

Distinctive Shoreline Homes

108 Water Street
Stonington, CT 06378
Telephone (860) 535-8364
Fax (860) 535-4242

www.seaboardproperties.com
seaboardproperties@yahoo.com
Jim Michalove