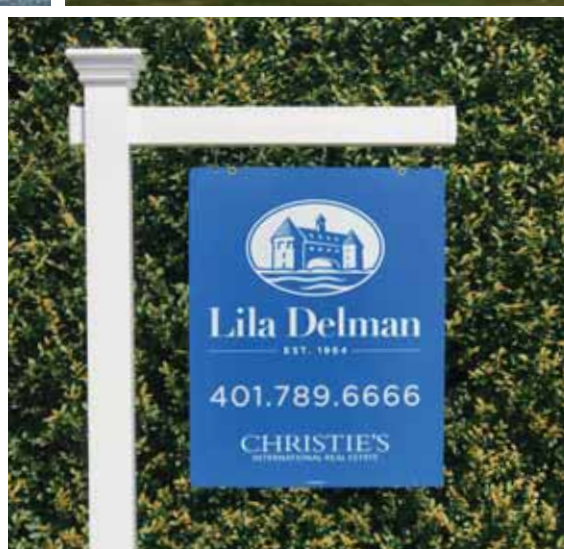


# THE LILA COLLECTION



Lila Delman

AUDRAIN'S CONCOURS



**Lila Delman**  
EST. 1964



Lila Delman Real Estate is proud to be one of the inaugural sponsors of Audrain's Newport Concours and Motor Week. This spectacular celebration consummates the beautiful marriage of history, heritage, sport and luxury in one of the most idyllic backdrops on the East Coast. The spirit of The Concours aligns with Lila Delman's admiration for those on the same continued pursuit of excellence.

Founded in 1964 by Lila Delman, the firm has remained independently owned and independently minded, with a diverse team of industry experts committed to our clients, our community, and our growth. As we celebrate 55 years of perseverance, we are proud of our unparalleled ability to offer our clients global exposure and top-level service. With six offices, 100+ associates and our exclusive affiliation with Christie's International Real Estate, we continue to set the bar for real estate in Rhode Island and beyond.

At Lila Delman Real Estate, we live what we sell, believing an exceptional life deserves an exceptional home.

**John Hodnett**  
President / Broker-Owner  
Lila Delman Real Estate

**Pamela Delman-Hodnett**  
Owner  
Lila Delman Real Estate



# Newport County





## 'PLAISANCE' | 41 LEDGE ROAD

\$11,400,000

NEWPORT, RHODE ISLAND

Overlooking the Atlantic Ocean, 'Plaisance' is a magnificent, turnkey oceanfront estate situated at Newport's southern end featuring a sandy beach and glorious sunsets. The spectacular views reaching from Newport's iconic coastline to Block Island are enjoyed from nearly every room. Completely restored to the highest level, this gracious home incorporates all the requirements of modern living while maintaining an elegance of yesteryear.



## 'LAND'S END' | 42 LEDGE ROAD

\$10,900,000

NEWPORT, RHODE ISLAND | COVER PROPERTY

Tucked away on the Southeastern point of Aquidneck Island lies 'Land's End', a storied family home sited on 5.6 oceanfront acres. An extraordinary opportunity to acquire an East Coast legacy property. 8+ bedroom family home with 3 bed carriage house, offering dynamic ocean views from virtually every room. Key property features include: chef's kitchen, billiards room, 8 working fireplaces, full house generator, & saltwater pool. Watch the sun rise & set from this incredible, year-round gathering place.



## 21 CHASTELLUX AVENUE

\$8,250,000

### NEWPORT, RHODE ISLAND

Exceptional, custom-built new construction overlooking Newport's vibrant harbor. This 5,000 square foot modern shingle-style masterpiece offers captivating views of world class regattas, extraordinary yachts, historic Goat Island and the Newport Bridge. Perched on an elevated and gated 1.38 acres, this desirable location is only steps to New York Yacht Club and Ida Lewis Yacht Club. The home's sophisticated design is characterized by soaring ceilings and expansive walls of glass.



## 284 CARNEGIE HARBOR DRIVE

\$5,995,000

### PORTSMOUTH, RHODE ISLAND

Exquisite waterfront shingle-style home with expansive westerly and southerly views of Narragansett Bay from virtually all rooms. Offering 3 floors of gracious living, this residence benefits from superb millwork, extensive wainscoting, coffered ceilings, built-in cabinetry and beautiful maple hardwood floors.



## 123 OCEAN AVENUE

\$4,950,000

### NEWPORT, RHODE ISLAND

Original Mid-Century Modern home on Newport's famed Ocean Drive. This beautiful home, perched on an edge overlooking Lily Pond, enjoys views of swans among the lily pads as well as stunning views of the Atlantic Ocean. Set within a very private 2 acre wooded location, yet only 200 feet from pristine Gooseberry Beach.



## 'INDIAN REEF' | 743 INDIAN AVENUE

\$3,695,000

### MIDDLETOWN, RHODE ISLAND

Sprawling, waterfront home on 2.4 estate-like acres on coveted Indian Avenue. With 214 feet of water frontage and breathtaking views of Little Compton's farmland, the Sakonnet River, and the Atlantic, possibilities are endless. A breakwater sitting just off the property, also called Indian Reef, provides an interesting landscape to explore.



## 'CONANICUT PARK' | 1076 EAST SHORE ROAD

\$4,495,000

### JAMESTOWN, RHODE ISLAND

C. 1885 Victorian on beautiful 3+ acres overlooking the Narragansett Bay. This classic home enjoys 218 feet of waterfront, a boathouse, and private deep water dock. The elegant residence encompasses over 6,000 square feet of living space, with 18 rooms, 6 bedrooms and 7 full & 2 half baths across four floors. A spectacular fifth level widow's walk provides 270 degree views.



## 'WEST VIEW' | 1173 NORTH MAIN ROAD

\$3,575,000

### JAMESTOWN, RHODE ISLAND

The West Passage of Narragansett Bay, with its sensational sunsets, makes a gorgeous backdrop for this beautiful stone and shingle-style New England residence, West View. Privately sited on 11+ lush acres with a rare 525 feet of beach frontage & views from every room, the property has an ambiance of an exclusive seaside retreat. West View is warm and welcoming, offering an open floor plan full of light, grace, and style.



## 27 ATLANTIC AVENUE

NEWPORT, RHODE ISLAND

\$3,500,000 | Castle Hill Retreat with Stunning Ocean Views



## 1 CASTLE HILL AVENUE

NEWPORT, RHODE ISLAND

\$3,500,000 | 'Villa al Mare', Castle Hill Estate on 3.74 Acres



## 100 HARRISON AVENUE

NEWPORT, RHODE ISLAND

\$2,995,000 | Historic 'Pen Craig Cottage', Walk to Harbor



## 601 BEAVERTAIL ROAD

JAMESTOWN, RHODE ISLAND

\$2,995,000 | Restored Beavertail Estate with Carriage House



## 315 INDIAN AVENUE

MIDDLETOWN, RHODE ISLAND

\$3,195,000 | 2.76 Waterfront Acres with Existing Home



## 591 INDIAN AVENUE

MIDDLETOWN, RHODE ISLAND

\$2,995,000 | 5-Bed Waterfront Colonial Cottage with Views



## 1131 NORTH MAIN ROAD

JAMESTOWN, RHODE ISLAND

\$2,790,000 | Sand Point 12+ Waterfront Acres with Pool



## 120 MIANTONOMI AVENUE

MIDDLETOWN, RHODE ISLAND

\$2,495,000 | 'Villalon', Stylish 9-Bed Estate, Mixed Use



## 42 WALNUT STREET

NEWPORT, RHODE ISLAND

\$2,095,000 | 1840 Point Colonial with Yacht-Inspired Restoration



## 30 ATLANTIC AVENUE

NEWPORT, RHODE ISLAND

\$1,990,000 | 'Parklands', Castle Hill Colonial with Ocean Views



## 58 - 58.5 AYRAULT STREET

NEWPORT, RHODE ISLAND

\$1,790,000 | 'Jane Hunt House', 1872 Home with Carriage House



## 24 MILL STREET

NEWPORT, RHODE ISLAND

\$1,695,000 | Historic Hill Renovated 1812 Colonial



## 20 SHERMAN STREET

NEWPORT, RHODE ISLAND

\$1,985,000 | Turnkey 1812 Historic Federal Style Colonial



## 44 WHITTIER ROAD

JAMESTOWN, RHODE ISLAND

\$1,899,900 | Shoreby Hill Cottage Overlooking Golf Course



## 127 HARRISON AVENUE #2

NEWPORT, RHODE ISLAND

\$1,650,000 | 'Beechbound', First Floor Unit with Harbor Views



## 1 WRIGHT LANE

JAMESTOWN, RHODE ISLAND

\$1,449,000 | DiMauro Architects Designed with Bay Views





## 40 VIEW AVENUE

MIDDLETOWN, RHODE ISLAND

\$1,375,000 | 'The Barn', Open-Concept 4-Bed Restoration



## 400 HIGHLAND ROAD

TIVERTON, RHODE ISLAND

\$1,333,000 | 18 Acres of Rolling Fields Overlooking Sakonnet



## 10 STARLIT ROAD

TIVERTON, RHODE ISLAND

\$1,050,000 | Custom-Built & Designed, East Bay Views



## THE TOWER

PORTSMOUTH, RHODE ISLAND

Starting at \$685,000 | Luxury Condominiums with Water Views



## 786 INDIAN AVENUE

MIDDLETOWN, RHODE ISLAND

\$1,245,000 | Federal-Style Home with Separate Lot & Ocean Views



## 71 JOHNNYCAKE LANE

PORTSMOUTH, RHODE ISLAND

\$1,075,000 | Waterfront Cape with 129 Feet of Frontage



## STONE HARBOUR

BRISTOL, RHODE ISLAND

Starting at \$565,000 | Luxury Waterfront Condominiums



## AQUIDNECK CLUB

PORTSMOUTH, RHODE ISLAND

Starting at \$499,000 | Condominiums Overlooking Narragansett Bay

# AUDRAIN'S NEWPORT CONCOURS & MOTOR WEEK SCHEDULE:

PRESENTED BY  
LILA DELMAN REAL ESTATE

**CONCOURS VILLAGE**  
INTERNATIONAL TENNIS HALL OF FAME  
10:00AM - 5:00PM

**WINE BY THE WATER**  
FORTY 1<sup>ST</sup> NORTH  
2:00PM - 5:00PM

**VIP WELCOME DINNER**  
OCHRE COURT  
6:30PM - 10:30PM

**CONCOURS VILLAGE**  
INTERNATIONAL TENNIS HALL OF FAME  
10:00AM - 4:00PM

**THE GATHERING**  
ROUGH POINT  
11:00AM - 5:00PM

**SEMINARS**  
CASINO THEATRE  
11:00AM - 4:00PM

**VIP GM EXHIBITION RECEPTION**  
AUDRAIN AUTOMOBILE MUSEUM  
5:00PM - 6:00PM

**VIP CONCERT PRE-PARTY**  
INTERNATIONAL TENNIS HALL OF FAME  
6:00PM - 7:00PM

**JOHN LEGEND CONCERT**  
INTERNATIONAL TENNIS HALL OF FAME  
7:30:PM - 11:00PM

**CONCOURS VILLAGE**  
INTERNATIONAL TENNIS HALL OF FAME  
10:00AM - 5:00PM

**TOURS D'ELEGANCE**  
VARIOUS LOCATIONS  
6:00AM - 1:00PM

**CARS & COFFEE**  
FORT ADAMS STATE PARK  
7:30AM - 10:00AM

**KIDS PEDAL CAR RACE**  
FORT ADAMS STATE PARK  
9:30AM

**SEMINARS**  
CASINO THEATRE  
1:00PM - 4:30PM

**AUDRAIN MUSEUM GALA**  
THE BREAKERS  
6:30PM - 12:00AM

**CONCOURS VILLAGE**  
INTERNATIONAL TENNIS HALL OF FAME  
10:00AM - 5:00PM

**COFFEE AT THE CONCOURS**  
THE BREAKERS  
6:30AM - 8:30AM

**AUDRAIN'S CONCOURS  
D'ELEGANCE**  
THE BREAKERS  
8:30AM - 5:00PM

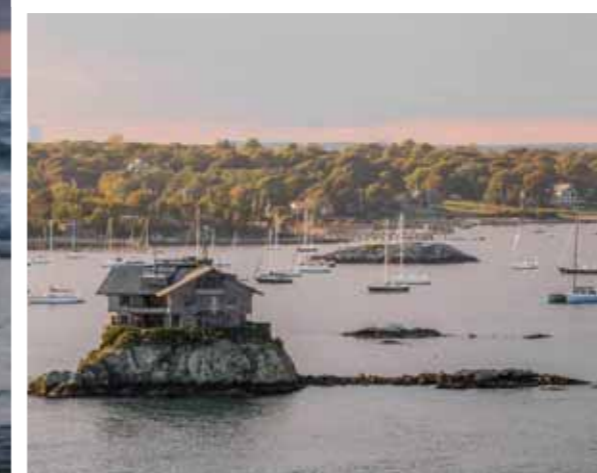
**THURSDAY**  
OCTOBER 3<sup>RD</sup>

**FRIDAY**  
OCTOBER 4<sup>TH</sup>

**SATURDAY**  
OCTOBER 5<sup>TH</sup>

**SUNDAY**  
OCTOBER 6<sup>TH</sup>

# Additional Offerings From The Coast To The Capital...





## 'OCEANWIDE' | 15 SPRAY ROCK ROAD

WEEKAPAUG, RHODE ISLAND

\$12,500,000

Designed by iconic interior designer Albert Hadley, 'Oceanwide' is a 5,000+ square foot shingle-style estate built in 1919 that carries the charm reminiscent of the era. A rare offering in an exclusive seven-home coastal enclave of Weekapaug, the waterfront property offers direct beach access. Stunning architectural details include expansive, floor-to-ceiling windows with sweeping views of the Atlantic Ocean and two grand fieldstone fireplaces.



## 3 KIDD'S WAY

WATCH HILL, RHODE ISLAND

\$11,400,000

Nestled on 1.78 seaside acres, this coastal home is one of Watch Hill's select few premium oceanfront residences. Walk from your own stairs onto one of the most beautiful beaches in Rhode Island. Enjoy an in-ground pool with pool house, hot tub and fire pit for outdoor entertaining at its finest.



## 'SHANGRI-LA' | 73 79-91 SHORE ROAD

BRISTOL, RHODE ISLAND

Waterfront compound on 1.8 acres of private shoreline in Bristol Highlands. This stylish and carefully curated collection of four residences includes a main house, two guest houses, staff quarters, two greenhouses, a tea house, and garages. A private sandy beach, heated infinity pool, koi pond and abundant outdoor living space placed among the residences are designed to capture the dynamic west facing views of Narragansett Bay.

\$8,500,000



## 85 NAYATT ROAD & 56 ELM LANE

BARRINGTON, RHODE ISLAND

Experience waterfront elegance and all the modern conveniences in this classic beauty with sweeping views of Narragansett Bay. This custom built French Normandy style estate is sited on 5+ waterfront acres including a separate 1.2 acre buildable waterfront lot on Elm Lane. With commanding views from nearly every room, this 7 bedroom home with 9 full bathrooms and 2 half baths is a spacious retreat.

\$6,400,000



## 500 OCEAN ROAD

\$5,250,000

### NARRAGANSETT, RHODE ISLAND

This stunning property, on famed Ocean Road, presents an exceptional opportunity to purchase a rare 4+ acre oceanfront estate. The incredible setting, with panoramic views of the Atlantic Ocean, enjoys the sights and sounds of crashing waves against the rocky coastline from all elevations. A coveted location for your dream home.



## 220 WILLET T ROAD

\$5,100,000

### NARRAGANSETT, RHODE ISLAND

This home sits on over 3 private oceanfront acres with 265 feet of water frontage. Expansive views of the bay, Beavertail Lighthouse and the open ocean are yours to enjoy, every day. Oceanfront patio with fireplace, stonewalls, lawn to waters edge, oceanside balcony, sunken gardens, and terraced entrance are some of this homes exceptional exterior amenities.



## 1635 & 331 SOUTHEAST ROAD

\$5,150,000

### BLOCK ISLAND, RHODE ISLAND

This magnificent offering features over 12 waterfront acres on the Southeast Bluff edge of Block Island. The exceptionally beautiful setting, just in front of the iconic Southeast Lighthouse, offers two lots: one 4.89-acre developable lot with a small cottage, and one 7.82 acre lot including a stunning custom-built home.



## 12 ROUND HILL WAY

\$3,950,000

### WATCH HILL, RHODE ISLAND

Majestically positioned to capture the essence of Watch Hill's lovely ocean views, this magnificent contemporary home rests along the fairway of the famed Misquamicut Club Golf Course. Set on 1.15 acres, the beautiful residence features a modern layout that seamlessly affords indoor-outdoor living and entertaining.



## 'ON THE BLUFF' | 1357 BLACK ROCK ROAD

\$3,650,000

### BLOCK ISLAND, RHODE ISLAND

'On the Bluff' is a beautiful oceanfront home that captures expansive views of the Atlantic Ocean, Montauk and the Deep Water Windmills. Located on the Southern Bluff of the Island, close to Vail Beach and Black Rock, this stunning home abuts acres of Rodman's Hollow, the Island's first conservation effort. In addition to the main house, the property includes a newly built guest cottage.



## 1432 COONEYMUS ROAD

\$3,600,000

### BLOCK ISLAND, RHODE ISLAND

Spectacular design meets modern luxuries in the private neighborhood of Southwest Point. Sweeping sunset and Atlantic Ocean views make for dreamy summer days and nights at this trophy Block Island home. Key property features include 6-bedrooms, 5.5 bathrooms, a gunite pool, Har-Tru tennis court, and manicured gardens.



## 'STILLMEADOW FARM' | 116 AL HARVEY ROAD

\$2,950,000

### STONINGTON, CONNECTICUT

One of the region's most iconic properties, 'Stillmeadow Farm' is the ultimate equestrian estate and country retreat. Surrounded by 99 acres of pastures, stone walls, ponds and woodlands, key property features include a main residence, post and beam style guest house, state-of-the-art barn with manager's apartment, gorgeous pool and sunken grass tennis court. Once famous for its championship thoroughbred racehorses, the farm is now home to a renowned alpaca herd.



## 222 PLUM BEACH ROAD

\$2,795,000

### SAUNDERSTOWN, RHODE ISLAND

Located in the wonderful family community of Plum Beach, this magnificent residence walks right onto a sandy beach, offering beautiful water and bridge views. The home has been substantially renovated including a chef's kitchen with Viking appliances, custom cabinets, and oversized island all with easy access out to your deck or abutting great room. Watch the boats sail by as you sit on your pool deck, enjoying the coastal surroundings.

Collection@LilaDelman.com | 855.789.LILA (5452)



### 234 SAND HILL COVE ROAD

NARRAGANSETT, RHODE ISLAND

\$2,595,000 | Beachfront Escape with Panoramic Views



### 57 POJAC POINT ROAD

NORTH KINGSTOWN, RHODE ISLAND

\$2,495,000 | Private & Serene Waterfront Home on 8 Acres



### 665 BOSTON NECK ROAD

NARRAGANSETT, RHODE ISLAND

\$1,975,000 | Oceanfront Brick Colonial with Sweeping Views



### 1320 PECKHAM FARM ROAD

BLOCK ISLAND, RHODE ISLAND

\$1,925,000 | Cape Cod Style Home with Impressive Water Views



### 23 SHORE ROAD

WATCH HILL, RHODE ISLAND

\$2,495,000 | 'Seawood', Estate with Pool on 5 Acres



### 19 BOULDER AVENUE

QUONOHONTAUG, RHODE ISLAND

\$2,350,000 | Central Beach, Classic 5-Bed Home



### 392-H CARDS POND ROAD

MATUNUCK, RHODE ISLAND

\$1,900,000 | 'Browning Cottages', Victorian Beachfront Retreat



### 924 OFF COAST GUARD ROAD

BLOCK ISLAND, RHODE ISLAND

\$1,825,000 | Award Winning Contemporary with Ocean Views





### 375 SHIPPEE ROAD

EAST GREENWICH, RHODE ISLAND

\$1,799,900 | Gracious Estate-Like Home on Sprawling 3.2 Acres



### 45 MAJOR ARNOLD ROAD

NARRAGANSETT, RHODE ISLAND

\$1,695,000 | 'Modern Beach', Oceanfront Contemporary



### 139 RUMSTICK ROAD

BARRINGTON, RHODE ISLAND

\$1,295,000 | Rumstick 1900 Historic Colonial



### 700 GREAT ROAD

LINCOLN, RHODE ISLAND

\$1,249,900 | 'The Butterfly House', Estate on 16.7 Acres



### 12 BANFIELD LANE

NARRAGANSETT, RHODE ISLAND

\$1,495,000 | Banfield Estates Colonial, Open-Concept



### 76 SUNDANCE TRAIL

SOUTH KINGSTOWN, RHODE ISLAND

\$1,395,000 | Waterfront 3-Bed on Indian Lake with Dock



### 4 MELLISSA CIRCLE

SMITHFIELD, RHODE ISLAND

\$1,199,900 | Elegant Maple Highlands Colonial on 1.91 Acres



### 858 GREEN HILL BEACH ROAD

SOUTH KINGSTOWN, RHODE ISLAND

\$1,145,000 | Contemporary with Impressive Pond & Ocean Views



## 45 SECOND STREET

MISQUAMICUT BEACH, RHODE ISLAND

\$995,000 | Custom-Designed 3-Bed Beach House



## 230 SHORE ROAD

WESTERLY, RHODE ISLAND

\$955,000 | Modern Home with Expansive Ocean Views



## 53 PORT CIRCLE

WARWICK NECK, RHODE ISLAND

\$839,000 | Nantucket Inspired Style with Bay Views



## PILGRIM MILLS

EAST SIDE OF PROVIDENCE, RHODE ISLAND

Starting at \$799,000 | College Hill Luxury Condo Units

# Office Locations

FROM THE COAST TO THE CAPITAL...

### NEWPORT

3 MEMORIAL BOULEVARD  
NEWPORT, RI 02840  
401.848.2101

### JAMESTOWN

19 NARRAGANSETT AVENUE  
JAMESTOWN, RI 02835  
401.423.3440

### NARRAGANSETT

41 OCEAN ROAD  
NARRAGANSETT, RI 02882  
401.789.6666

### WATCH HILL

52 BAY STREET  
WATCH HILL, RI 02891  
401.348.1999

### PROVIDENCE

369 SOUTH MAIN STREET  
PROVIDENCE, RI 02903  
401.264.1644

### BLOCK ISLAND

61 DODGE STREET  
BLOCK ISLAND, RI 02807  
401.466.8777



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CHRISTIE'S  
INTERNATIONAL REAL ESTATE

42 LEDGE ROAD, NEWPORT (PAGE 5)

Cover Photos Credit: Daniel Medici