

# The Providence Journal

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## EAST GREENWICH



THE PROVIDENCE JOURNAL / FRIEDA SQUIRES

Twelve luxury condominiums at Vistas on the Trail are to be auctioned in April with minimum bids of \$180,000 to \$295,000 for each unit.

## 12 condos on block at upscale complex

Original developer lost property to foreclosure, went bankrupt

By CHRISTINE DUNN  
JOURNAL STAFF WRITER

EAST GREENWICH — Twelve luxury condominiums at Vistas on the Trail, 1404 South County Trail (Route 2), will be auctioned at 2 p.m. on Sunday, April 17, at the Crowne Plaza Hotel in Warwick.

Vistas on the Trail Ltd., the former owner of the complex, filed for bankruptcy in December, after losing the property to foreclosure in March 2010.

Sue Hawkes, president and CEO of Velocity Marketing Services, of Boston, which is handling the auction, said there will be set minimum

bids of \$180,000 to \$295,000 for each unit. Prices at Vistas on the Trail had previously started in the mid-300s.

The developer, Thomas Primeau, won approval in 2003 to build 63 units at the 8.3-acre site, but he never filed the condominium documents with the town, and none was ever sold, according to Tax Assessor Janice J. Peixinho.

Hawkes said three of the condos are currently rented. There is underground parking and a pool at the complex.

The 12 units available at auction include:

■ Four two-bedroom, two-bath condos ranging in size from about 1,135 square feet to 1,287 square feet. All

SEE AUCTION, F5

## NEIGHBORHOOD OF THE WEEK | FISKEVILLE

# PERCHED ON THE PAWTUXET

Quaint village once a thriving business area where cotton fabric was produced

By CHRISTINE DUNN  
JOURNAL STAFF WRITER

Fiskeville is one of a stretch of mill villages established along the Pawtuxet River, and it is located near the merger of three communities: Cranston, Coventry and Scituate.

The Arkwright mill on Main Street (Route 115), today known as Arkwright Advanced Coating, still dominates the landscape of this rural village. The business occupies low, red-brick buildings on opposite sides of Main Street.

Coated paper products are made at the Arkwright complex, which has been owned by Italy's Diatec Group since 2008.

But cotton fabric was the first product manufactured in Fiskeville, according to the Rhode Island Historical Preservation & Heritage Commission. A cotton factory was built near the Pawtuxet River in Fiskeville in 1812 by Dr. Caleb Fiske and his son, Philip.

Fiske had served as a surgeon during the Revolutionary War, and after the war he settled in the southeast corner of Scituate, near Cranston, according to the commission's 1980 survey of Scituate.

Fiske was also an original member of the Rhode Island Medical Society, and he



THE PROVIDENCE JOURNAL / RUBEN W. PEREZ

The post office, off Main Street, in Fiskeville. Cotton fabric was the first product manufactured in Fiskeville back in the early 1800s.

served as its president in 1823 and 1824.

After Fiske died in 1835, the mill became part of the Jackson Mills, and in the later 1800s, it was operated as part of the large B.B.&R. Knight textile empire, according to the commission.

According to the commission's Scituate survey report, "Fiskeville is usually associated with Cranston rather than with Scituate because most of the buildings, including Dr.

Fiske's residence, were in Cranston, but the mill, and about a dozen nearby mill houses, were located in Scituate."

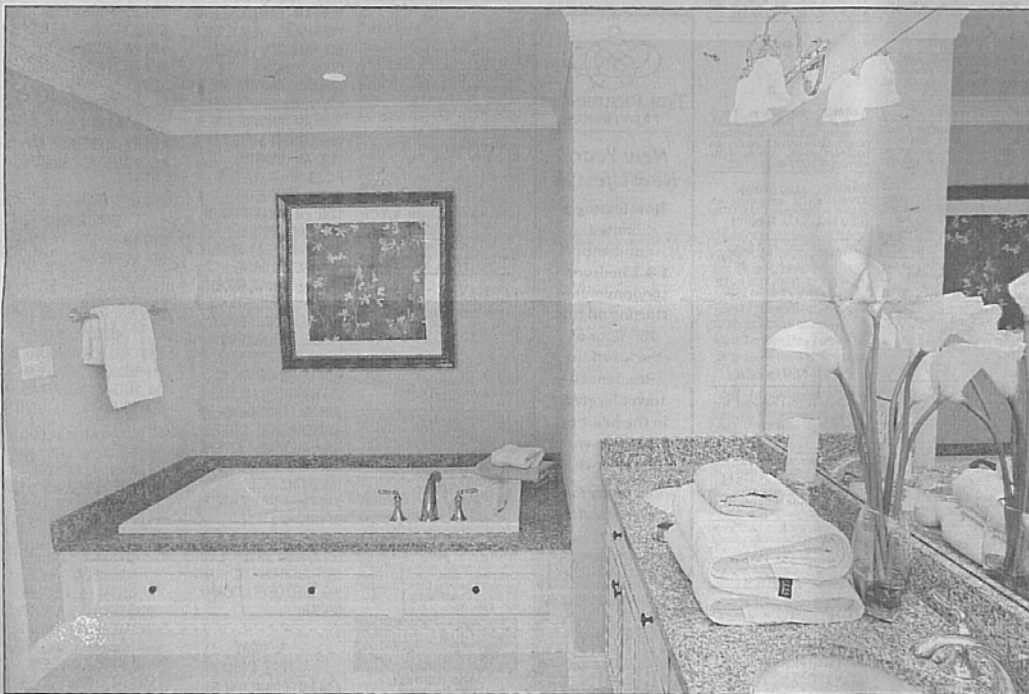
Vaughn Lane is close to the Arkwright mill, off Main Street, and it is home to a handful of Colonial-style houses set behind an open green area.

One of these houses, at 1 Vaughn Lane, Cranston, was built in the early 1900s, and it is for sale, listed at

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SEE FISKEVILLE, F3



THE PROVIDENCE JOURNAL / MARY MURPHY

The master bath has a tub and separate shower, one of 12 new condos at Vistas on the Trail that will be auctioned in April.

## AUCTION

Continued from F1

### 12 condos on the block

have minimum bids of \$180,000.

■ One approximately 1,890-square-foot unit with two bedrooms plus a den and two-plus bathrooms, which has a minimum bid of \$295,000.

■ Seven approximately 1,431-square-foot, three-bedroom, two-bath homes, which have a minimum bid of \$225,000.

Each unit has a grand entry foyer, gathering room with 9-to-10-foot ceilings, formal dining area, fireplace and balcony, hardwood flooring in the kitchen and living areas, wall-to-wall carpeting in the bedrooms, and his/hers walk-in closets in the master bedrooms.

The condos also have gourmet kitchens with raised-panel maple cabinetry, granite countertops and tumbled-stone backsplashes with under-mount sinks.

Each condo is equipped with a washer/dryer in a separate laundry room.

The auction information center and model homes are open to preview daily through April 16 at 1404 South County Trail. Until the auction, they will be open Wednesday and



The dining area, above, looking into the master bedroom; below, a living room/dining area at a condo in the East Greenwich complex.

Friday from 12 to 6 p.m., Thursday from 12 to 7 p.m., and on Saturday and Sunday from 12 p.m. to 5 p.m. Additional information can be found at [www.VistasAuction.com](http://www.VistasAuction.com)

The current owner is SBN Natches Way E LLC, and the asset manager is Summit Investment Management of Denver, Colo.

The current assessed value for the total property is \$6,856,900, and the town records say it was sold in March 2010 for \$5.1 million.

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