

766 Indian Avenue

Middletown, Rhode Island

SYSTEMS

(2) Furnace / (5) Zone HVAC system with internal humidification
3.5 ton AC units per floor.
75 gal. LP fired direct vent hot water heater w/ hot water recirculation line.
In ground propane tank providing service to kitchen range, clothes dryer and optional outdoor grill/kitchen and fire pit.
200 amp electrical

EXTERIOR HOUSE-WIDE SPECIFICATIONS

6" wide cedar clapboard siding painted white
Yellow Alaskan cedar shake roofing
Kolbe Vistaluxe steel and glass panel window & door system in black at foyer entries
Kolbe Vistaluxe exterior doors in black house-wide.
Anderson E Series double hung windows with custom wood exterior casing
Outdoor shower
New well and 5 BR septic system w/a Pressurized Shallow Narrow Drainfield and AdvanTex AX20 Treatment System
Private stone courtyard with dining area and lounge seating.
Gravel driveway
Stone entry landing and stone walkways

INTERIOR HOUSE-WIDE SPECIFICATIONS

5" wide solid select white oak wood flooring with non VOC stain
Ashley Norton door hardware in dark bronze patina finish
Tile and Stone from Ann Sacks, Stone Source, Artistic Tile, and Walker Zanger
1 ¾" thick solid core 3 panel shaker style interior doors at 7'-10" high, typical
Custom wood moldings package throughout – baseboard, door casings, window casings, and crown molding in select locations
Plumbing fixtures by Toto, Blanco, Kallista, Grohe, Kohler, California Faucets, and Victoria & Albert
Bathroom accessories by Valsan
Full interior decorative lighting package - specifications available upon request
LED recessed lighting – 2700K temperature throughout
Custom millwork

GROUND FLOOR

Attached 3-car garage

Large Mudroom with porcelain tile floor, custom cabinetry, and custom wainscot panels.

Main entry triple height foyer with dormer above

Millwork paneled central staircase with custom ballusters and handrail

Living Room with coffered ceilings, a wood burning fireplace / limestone surround

Sunroom with access to private courtyard – this space can also be used as a gym or home office

Family Room with direct access to the breakfast room and kitchen

Powder Room

Dining Room

Kitchen to include:

- Custom cabinetry

- Quartzite countertops

- Quartzite backsplash on 2 walls and hand-made ceramic tile backsplash on sink wall

- 36" GE Monogram 6 burner industrial dual fuel range

- 30" GE Monogram Electric wall oven and built-in microwave

- 42" Sub-Zero pantry style refrigerator

- 24" GE Monogram SS Dishwasher

- Large central island with seating for 5

Butler's Pantry to include:

- 24" Marvel under counter wine refrigerator

- 24" beverage refrigerator drawers

Breakfast Room with custom storage and built-in banquette

Master Bedroom wing to include:

- Walk-in closet and hallway closets

- Large bathroom with custom double sink vanity, marble countertop, freestanding soaking tub, large walk-in shower, separate water closet, and marble stone floors w/radiant heat

- Bedroom with space for king sized bed and television hook up

SECOND FLOOR

Master bedroom wing to include:

Large Walk in closet

Large bathroom with double sink vanity, walk-in shower, and marble stone floors w/radiant heat

Bedroom with space for king sized bed and television hook up

3 additional bedrooms / two with ensuite bathrooms

Full bathroom in hall with bathtub

Laundry room with storage, built-in ironing board, utility sink, and hanging rod for drying clothes

Stair Landing with floor to ceiling views to the Sakonnet River and the Atlantic Ocean beyond

THIRD FLOOR

Large finished stair landing with dormer window – sweeping views to the Sakonnet River and Atlantic Ocean beyond

1708 SF of unfinished space divided into two rooms flanking the stair landing

Plumbing connections for potential future full bath ensuite with one of the rooms

Unfinished storage space

BASEMENT

1850 SF of unfinished space with 8' high ceilings

Unfinished 4' high crawl space for utilities and storage under mudroom and master wing

Bilco door – 48" wide – with driveway access

UPGRADES

1. FURNISHED ROOMS, HOUSE-WIDE INTERIOR AND EXTERIOR FURNISHINGS PACKAGE

Specifications available upon request

2. POOL AND STONE DECK

18' x 38' custom heated swimming pool and stone pool surround/coping automatic cover

Filtration system included

3. POOL HOUSE

Large walk-in shower and changing room

Water closet room

Living Space with TV hook up

Additional recreation room which can be used as a gym or office

Kitchenette with sink, small dishwasher and refrigerator drawers

Storage

Standing seam metal roof

Kolbe Vistaluxe steel and glass doors and windows in black – sliding doors from living space to open up to pool deck

4. FINISHED THIRD FLOOR

Finished painted walls and 5" wide solid oak wood flooring w/non VOC stain.

2 rooms for use as a recreational space, home office and / or guest suite.

Closed storage

Full bathroom with bathtub

5. ENHANCED LANDSCAPING

Property-wide landscape design package; specifications available upon request

6. CUSTOM GAS-FED STONE FIRE PIT

See landscape plan for location

Specifications available upon request

7. OUTDOOR GRILL

Specifications available upon request