

Townhome I | Luxury Home

87 Kingstown Road – Richmond, Rhode Island 02898

**UNIT
B3**



Beds

2-3



Bath

3 Full / 1 Half



Living Area

2,906 sq. ft.



Style

Town House



Type

Condo

Now available at The Preserve, New England's finest 4-season sporting club and community, set amid 3,500 protected acres with world class outdoor and indoor activities for homeowners to enjoy. This stunning townhome combines an open floor plan with elegant design and superb craftsmanship. Enjoy your spacious living room with beautiful fireplace, gourmet kitchen with granite island, top tier appliances and custom cabinetry, magnificent en-suite bedroom with vaulted ceilings, two additional bedrooms with balconies, and spa-like bathrooms. Take-in tranquil views from your expansive front porch. Options include a private in-home elevator servicing all levels of your home, a finished lower level, and a finished loft with 9 foot ceilings.

Your Townhome sits at the Preserve's heart on a modern village green, just a short stroll from the Members Lodge, tennis, pool and cabana, Sporting Shoppe, and luxury range. A quick golf cart ride accesses a championship 18-hole golf course, rock climbing, ziplining, ten stocked fishing ponds, miles of hiking, mountain biking and equestrian trails, sporting clays, and more. Gourmet dining, lounge, and special event space available in the 25,000 sf Members Lodge. All homeowners enjoy full-service concierge. Come home to

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The Preserve where the journey from the comfort of your luxurious townhome to nature in all its glory, is a simple matter of opening your front door.

Features and Amenities

OVERVIEW

Above Grade: 2,906 sq.ft.

Below Grade: 0 sq.ft.

Living Area: 2,906 sq.ft.

Year Built: 2020

CONDO COMPLEX INFO

Complex Name: The Preserve

Unit #: B3

Unit Level: 1

Unit Access: Elevator, First Floor Access, Private Entry, Second Floor Access

Laundry: In Units

Pets Allowed: Yes

Professional Management: Yes

Association Fee: 1,000 / Month

BUILDING AND CONSTRUCTION

Style: Town House

Foundation Type: Concrete

Exterior: Balcony, Deck, Insulated Glass Windows,

Masonry, Porch, Storm Door

Interior: Attic Storage, Cathedral Ceilings, Internal

Expansion, Stairs, Wet Bar

Finished Floor: Ceramic, Hardwood

Fireplaces: 2

Fireplace Type: Gas, Zero Clearance

Under Construction: Yes

UTILITIES

Sewer: Septic System

Electrical: 200 Amps

Hot Water: Gas, In Fee, Individual

Heat: Gas

Heating System Type: Central Air, Forced Air, Heat Pump,

Hot Air, Humidifier, Individual Control

Cooling: Central Air

ROOMS

Total Rooms: 8

Bedrooms: 2-3

Bathrooms: 3-5

Room Types: Full Bath, Bedroom 3, Eat In Kitchen, Dining Area, Living Room, Half Bath, Laundry Area, Master Bedroom w/ Bath, Bedroom 2

EQUIPMENT

Cable TV, Ceiling Fan, Elevator, Exhaust Fan, Garbage Disposal, Hood, Oven/Range, Refrigerator

GARAGE AND PARKING

Garage Type: Integral

Garage Spaces: 1

Outside/Onsite Parking: 3

BASEMENT

Basement Finish: Finished

Basement Access: Interior and Exterior

Basement Rooms Type: Bathroom, Playroom, Utility, Work Shop

WATER AMENITIES

Walk to Fresh Water

NEAR

Bus, Commuter Bus, Golf, Highway Access, Hospital, Interstate, Marina, Private School, Public School, Recreational Facilities, Schools, Shopping, Swimming, Tennis

HANDICAP ACCESSIBLE FEATURES

Elevator, Flat Thresholds

GREEN

Green Energy Efficient: Appliances

+1 401 539 4653

Preserve Realty, LLC

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Richmond, RI 02898