

# Sea Fare Residences

## Standard Features

### Unit 6B



#### STANDARD EXTERIOR FEATURES

- \* Single Car Garage
- \* Private Driveway
- \* Private Deck and landscape area
- \* Covered Entry with Azek Maintenance Free Decking
- \* Attractive Landscaping
- \* Maintenance Free Siding and Trim
- \* Rear Private Exterior Patio / Deck
- \* Lifetime Architectural Roof Shingles
- \* Exterior Lighting Package
- \* Underground Utilities (E/T/C) including Gas
- \* Community on site sewer
- \* Town Water connections
- \* Outside Hose Bib
- \* All Weather Electrical Outlets
- \* Carriage Style Garage Door + Opener

#### STANDARD INTERIOR FEATURES

- \* Hardwood finish flooring Living and Kitchen (1<sup>st</sup> floor)
- \* High Quality Carpet and Pad (2<sup>nd</sup> Floor)
- \* Smooth plaster / drywall finishes
- \* Trowel finish garage and closets
- \* Insulated and fire protected party walls
- \* Smooth Finish Colonial Style Doors
- \* Baseboard Moldings
- \* Schlage Door Hardware
- \* Window Sills for Holiday Lights
- \* Recessed Lights in Kitchen
- \* Cable TV Prewire (2)
- \* CAT5 Telephone Prewire (2)
- \* Washer and Dryer Hook-ups with Vent (2<sup>nd</sup> floor)
- \* Full Basements with French drains

#### STANDARD ENERGY SAVING FEATURES

- \* Forced Air heating
- \* 2"x6" Exterior wall construction.
- \* Double-Pane Insulated Low E Windows
- \* Insulated Entrance Door with Deadbolt
- \* RI Residential New Construction Energy Rating, "Code Plus" or better (pending approval); Based on Energy Star 2.0

#### STANDARD KITCHEN & BATHS

- \* Kitchen Cabinets and Counters
- \* White Master Bath Vanity
- \* Basement Laundry Area (Optional Location)
- \* Plate Glass Mirror over Master Bath Vanity

#### CUSTOM OPTIONS AND UPGRADES\*\*

- \* Seamless Aluminum Gutters and Downspouts
- \* Upgraded Custom Cabinets and Layouts
- \* Gas Fireplaces
- \* Vaulted Ceiling in Master Bedroom
- \* Custom Moldings
- \* Gas Hot Water Heater or Instant
- \* Ceramic Tile Shower and/or Tub
- \* Raised Panel Wainscoting in Dining Room
- \* Beadboard Paneling in Powder Rooms
- \* Custom Designer Tile Selections
- \* Hardwood Floors in Lieu of Carpeted Areas
- \* Custom Appliances
- \* Multi – Zone Heating and Cooling
- \* Central Vacuum System
- \* Security System
- \* Air Conditioning
- \* Soaking Tubs and Whirlpool Tubs
- \* Upgraded Kohler Plumbing Fixtures & Faucets
- \* Custom Paint Colors per Room
- \* Custom Stereo Prewiring and Speakers
- \* Window Treatments and end unit transom options
- \* Built-In Cabinetry
- \* Custom Closet Layouts and Shelving (\$250+ per)
- \* Bilco Bulkhead Exterior Access
- \* Further customization available on request!
- \*\*Some choices only available pre-construction

PRIVATE YARD

PRIVATE DECK  
(P.T.)

HALF-BATH

FRIDGE  
NOT  
INCLUDED

KITCHEN

LIN.  
OR  
GRANITE  
UPGRADE

BREAKFAST  
NOOK

CL.

PANTRY

DINING

UP

(D.O.I.)

DN

CPT

LIVING  
H.D. FINISH

GARAGE

UP

ENTRY

(D.O.I.)

CARRIAGE STYLE  
DOOR

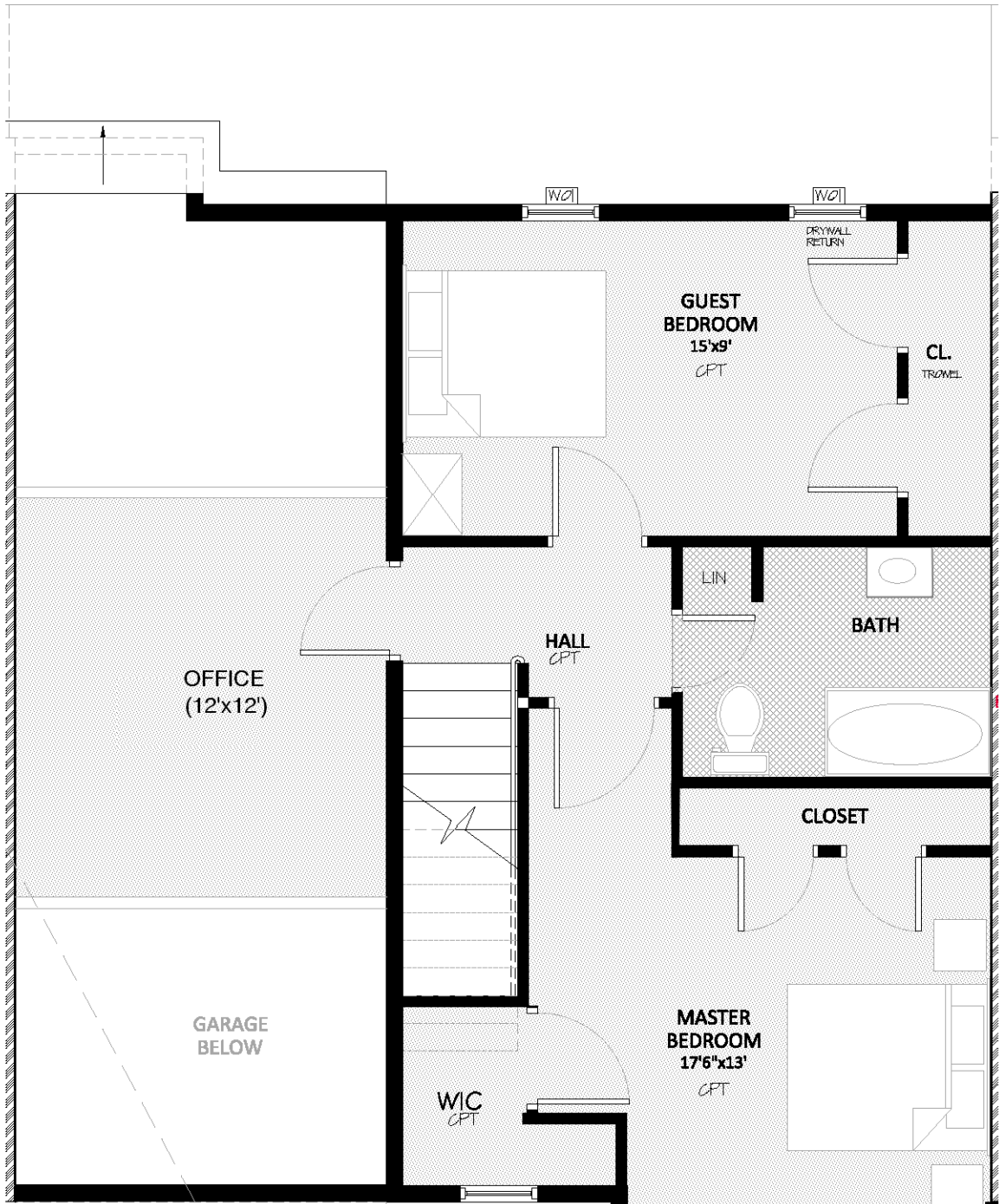
PORCH

FIRST FLOOR  
694± SQ.FT.

UNIT 6B

DRIVEWAY

Seafare  
RESIDENCES



**UNIT 6B**  
**SECOND FLOOR**  
**723± SQ.FT.**