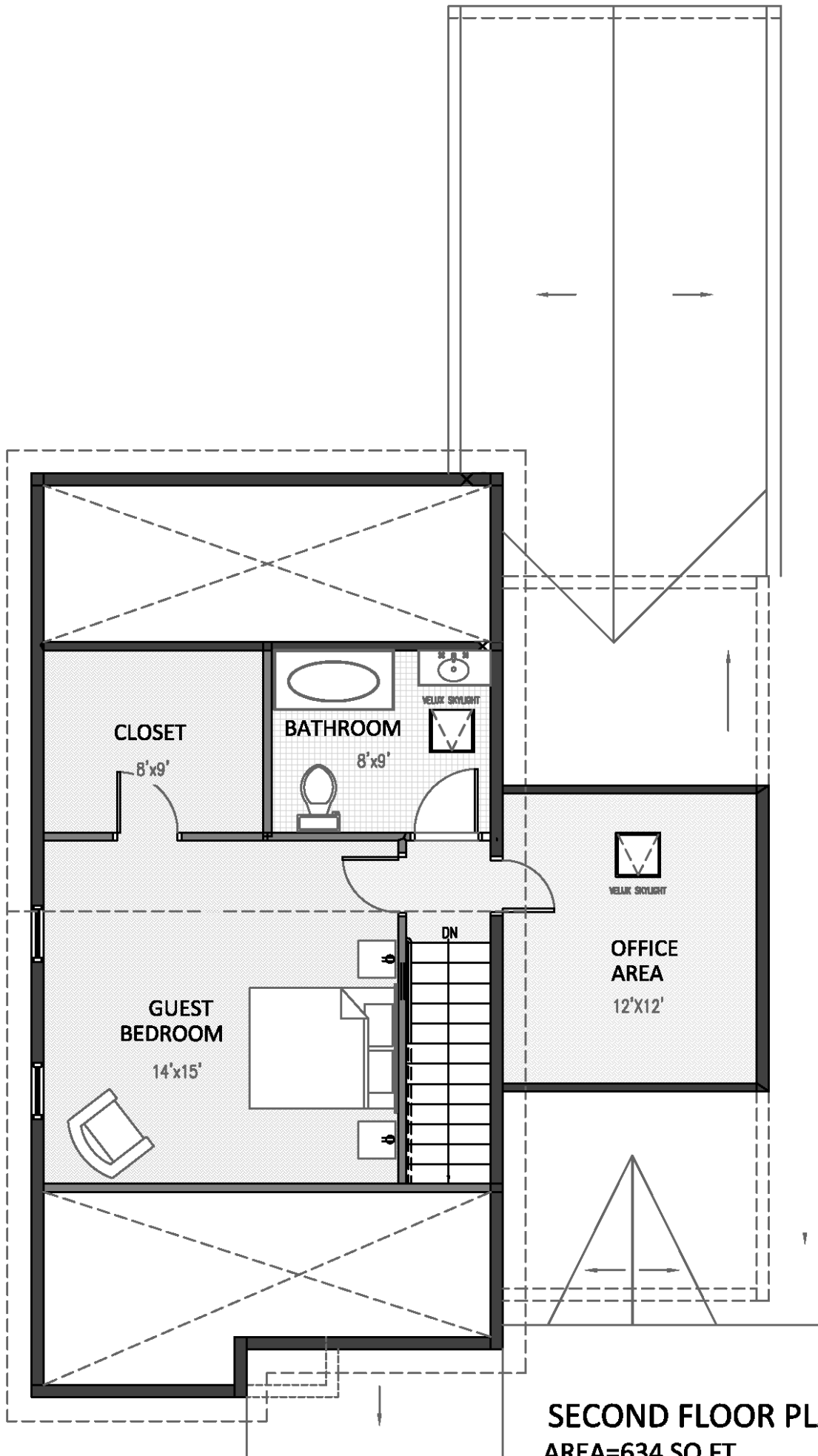


**FIRST FLOOR LIVING  
(CENTRAL UNITS)**

**FIRST FLOOR:**  
LIVING SPACE: 1,114 SQ.FT.  
GARAGE: 210 SQ.FT.



**SECOND FLOOR PLAN**  
**AREA=634 SQ FT**

# Sea Fare Residences

## Standard Features

### Unit 5A + B ; 6A + B



#### STANDARD EXTERIOR FEATURES

- \* Single Car Garage with Door Opener
- \* Private Driveway
- \* Private patio and yard area
- \* Covered Entry with Maintenance Free Decking
- \* Attractive Landscaping Design by All Island 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 (1)
- \* All Weather Electrical Outlets (1)
- \* Carriage Style Steel Garage Door
- \* Gutters and Downspouts

#### STANDARD INTERIOR FEATURES

- \* 3/4" Hardwood Floors (1<sup>st</sup> Floor ; gr. 2)
- \* 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
- \* Colonial Moldings (Windsor)
- \* Schlage Door Hardware
- \* Window Sills for Holiday Lights
- \* Recessed Lights in Kitchen (4)
- \* Cable TV Prewire (2)
- \* CAT5 Telephone Prewire (2)
- \* Full Basements with French drains

#### STANDARD ENERGY SAVING FEATURES

- \* Forced Air heating & Air Conditioning
- \* 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

- \* Granite Countertop Upgrade Included (Kitchen)
- \* Designer Cabinets, wide choice of finishes through Dartmouth Building Supply
- \* White Master Bath Vanity (2<sup>nd</sup> floor)
- \* Double Bowl Vanity (1<sup>st</sup> floor)
- \* Faucets and Fixtures
- \* Ceramic Tile Floors in Bathrooms (2<sup>nd</sup>)
- \* First Floor Laundry Area

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

- \* 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
- \* Soaking Tubs and Whirlpool Tubs
- \* Upgraded 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, basic)
- \* Bilco Bulkead Exterior Access \*
- \* Further customization available on request!
- \*\*Some choices only available pre-construction