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*Narragansett*  
J A M E S T O W N

Specification Sheet



**Exterior**

- o Storm Rated Marvin Brand Windows & Doors
- o Enviro & Fire treated Cedar Shingle Walls & Roof
  - o 30-40 Year Roof Expectancy
- o Standing Seam Lead Coated Copper Roof Above Front & Rear Entrances
- o Custom Cape May Doublewide Garage Doors
- o Custom Masonry Stone Wall & Granite Patio
- o Front Facing Juliet Balconies
- o Covered Rear Facing Balconies with Outdoor Kitchen
  - 48" Stainless DCS Grill with Built-in Cabinets, Drawers and Side Shelf
  - Outdoor Rated 48" Stainless Grill Hood
  - Power Supplied for Outdoor Television
- o Parking Courtyard with ADA Space
  - Surrounded with Manicured Landscaping and Custom Cedar Fencing
  - Crystalline Basalt and Peppered Granite Pavers
- o Wall Mounted Lighting Surrounding the Building

## **Interior**

### **Kitchen**

- o Top of the line Gaggenau Cooking Appliances
  - 36" Gas Cooktop with 15" Teppan Yaki
  - 30" Combination Microwave & Speed Oven
  - 30" Single Wall Oven
- o Thermador Appliances
  - 30" Paneled Refrigeration Column
  - 18" Paneled Freezer Column
  - 24" Paneled Wine Column
- o Bosch Dishwasher
- o Custom Scavolini Cabinetry with Integrated Lighting
- o 24" x 48" Tile Flooring (West Passage)
- o Plank 20mm Hardwood Flooring (East Passage)
- o Quartz Countertops

### **Great Room (Living & Dining)**

- o Cathedral Ceilings
- o Two Pairs of Marvin French Doors for Rear Balcony Access
- o Valor L3 Built-In Gas Fireplace, Tiled Wall & Ceiling Accent
- o Power & Housing for Smart TV, Floor Outlets
- o French Door Shutter Treatment
- o Custom Red Oak Vertical Wood Paneling (West Passage)
- o LED Lighting Package (West Passage)
- o 24" x 48" Tile Flooring (West Passage)
- o Custom Built-Bar with Translucent Quartz Stone (West Passage)
- o 24" True Undercounter Wine Unit (West Passage)
- o 24" True Undercounter Bev Unit (West Passage)
- o Plank 20mm Hardwood Flooring (East Passage)
- o Water Stub for Future Use (East Passage)

### **Powder Room**

- o Custom Scavolini Vanity
- o Floating TOTO Toilet with Wall-Mounted Controls
- o Lighted Roeborn Mirrors
- o Tile Flooring

### **Suites (2 Grand Suites Per Unit)**

#### **o Bedroom**

- Hardwood Flooring
- Wiring for Built-in Speakers
- Power & Housing for Smart TV

## **o Walk-In Closet**

- Hardwood Flooring
- Custom Built-in Scavolini Closets
  - Tall Hanging, Short Hanging, Shoe & Bag Storage
  - Integrated Lighting

## **o Bathrooms**

- Custom Glass & Tile Shower
  - Hansgrohe Wall Mounted Showerhead, Rainfall feature and Wand
  - Wall Mounted Controls
- Robern Mirrors with Medicine Cabinet, Outlets and Lighting
- Custom Scavolini 72" Double Vanity with Marble Countertop
- Floating TOTO Toilet with Wall-Mounted Controls
- French Door Shutter Treatment
- Tile Work Throughout with Heated Flooring
- Ceiling Ventilation

## **Laundry**

- o LG Studio Stacked Washer & Dryer Unit
- o Custom Cabinetry with Sink & Trash
- o Tile Flooring

## **Two Car Garage**

- o Epoxy Flooring
- o Electric Vehicle Charging Station

## **Interior Common Areas**

- o Cambridge Elevating Stainless Steel Residential Elevator with Automatic Doors
- o Tile Flooring

## **Mechanicals**

- o Roof Mounted Generators (4): 24 KW, WIFI Enabled, Propane Fired
- o 70,000 BTU Lennox Signature Series Gas Furnace (6)
- o 36,000 BTU Lennox Signature Series Ultra Highly Efficient 2 Stage Condensers
- o WIFI Enabled Touch Screen Thermostats