

# LELAND POINT

## T O W N H O M E S

### **PHASE II**

### **GENERAL FEATURES**

- § Two Level Townhome living with 3 Bedrooms and 2 Full Bathrooms.
- § Each home contains approximately 1,614 +/- square feet of space.
- § Combined living/dining rooms with an open kitchen design provide easy living.
- § 9' Ceilings with open dormer in living room and Tray Ceiling in Master Bedroom.
- § Situated on a private cul-de-sac with 7 acres of magnificently landscaped grounds.
- § Abuts Melville Nature Preserve. This 150 acre coastal woodland area includes 4 miles of hiking trails and freshwater fishing on both the upper and lower ponds.
- § Walking distance to Melville Elementary School and playground.

### **INTERIOR AMENITIES**

- § Central air conditioning.
- § Hardwood flooring in living room, dining room, kitchen and stairways.
- § Berber and cut pile carpeting in bedrooms.
- § Ceramic tile in bathrooms and foyer.
- § Granite countertop in upper level bathroom.
- § Storage room with washer/dryer hook-ups.
- § Designer chosen interior paint scheme.
- § Crown moldings in selected areas.

### **CONSTRUCTION DETAILS**

- § SilverLine windows by Andersen.
- § All windows include tilt sash and full screen.
- § Double wall soundproofing between units.
- § 30 year roof shingles by GAF.
- § Landscape design by Hali Beckman, Ltd. of Wickford, RI.
- § Forced hot air gas heating.
- § Cable & Verizon "FIOS" Ready.
- § Water & Sewer supplied by US Government.

## **KITCHEN DESIGN & AMENITIES**

§ Gourmet Kitchen featuring designer Maple Cabinets by Merilatt.

§ Granite countertops and backsplash.

§ Satin nickel Pull-Down faucet by Delta.

§ Garbage disposal.

§ Upgraded Cabinets include ¾" cores and shelves, dovetail construction, full extension drawers and soft-action drawer technology.

§ Stainless Steel GE microwave and dishwasher.

§ Stainless steel under-mount double-bowl sink.

§ Satin nickel door hardware.