

46 COPPER BEECH DRIVE, PORTSMOUTH RI

**New Construction Four Bedrooms, 2.5 Bathrooms Spacious Colonial
SPECIFICATIONS**

Energy Efficient, Green Building and Low Maintenance Features

This home is designed to be as energy-efficient and as environmentally sustainable as possible. It is RI ENERGY STAR® verified, tested and inspected.

- RI ENERGY STAR® rated
- *Goodman* High Efficiency 95% Sealed Combustion Furnace
- Trion Air Purification System
- *Two Goodman* 13 SEER Central Air Conditioners
- Energy efficient lighting systems with compact fluorescent light and LED bulbs
- *Panasonic* ENERGY STAR © bathroom ventilation fan/light with timer
- ENERGY STAR® qualified windows and doors with Low E glass and full screens
- Ten year limited structural warranty

Interior Features

- Insulated and finished 2-car garage with basement entrance and electric door openers
- Ceiling height 9' in first floor living space
- Gas fireplace with surround and mantel
- Full 8' basement with insulated walls and ceiling
- Epoxy-glued drywall to studs throughout walls and ceilings
- Oil-rubbed bronze hardware and hinges on doors
- Hardwood Flooring throughout, Kitchen, Living Room and Dining Room
- Basement sump pump and exterior drain pump
- Crown moldings on first floor
- Attic pull-down stairs with insulation

Exterior Features

- Hardi Plank siding, white cedar shingles, and *Kleer* PVC trim boards
- Thirty-year architectural roof shingles
- Four bedroom septic system
- 2" x 6" exterior wall construction
- Anderson 400 series windows with low E glass
- Many of the windows are 5 1/2' tall for day lighting
- R-21 insulation in exterior walls
- Paved driveway
- Large Stone Patio

**We reserve the right to make modifications or changes without notice or obligation.*

Kitchen Features

- Maple chiffon kitchen cabinets with 42" wall cabinets and roll out drawers
- Granite countertop
- ENERGY STAR® stainless steel appliances: gas range, refrigerator, ice maker, microwave, dishwasher, & range vent
- Kitchen recycling center
- Fully shelved pantry
- Center Island eating area

Bathroom Features

- Granite and Corian countertops
- Tile floor and tile shower in master bath
- Tiled hall bath
- Flowise high efficiency toilets

Master Suite

- Three closets, including one walk-in
- Master Bathroom with walk-in shower with glass enclosure, private toilet wall
- Double-Vanity sink with granite top and back splash

Electric and Lighting

- Designer lighting, compact fluorescent and LED energy-saving lighting
- 200 AMP service panel with underground electric and 6 transfer switches for generator

Heating and Cooling Mechanicals

- 95% efficient gas furnaces with 13 SEER air-conditioning condenser
- 50 Gallon gas fired, ENERGY STAR, hot water heater
- Chases for future solar energy

Utilities

- Natural gas, Town water
- Town of Portsmouth impact fee included for new construction: \$9,570.

Location

- Close to Sandy Point Beach
- Close to Aquidneck Land Trust walkway.