

# The Timber Ridge I | Luxury Home

87 Kingstown Road – Richmond, Rhode Island 02898

UNIT  
M4



Introducing the **Timber Ridge I**, a spacious luxury home in the exclusive Preserve Club & Residences. The Preserve is the most amenity rich sporting club in the country providing our home owners almost any outdoor activity and every indoor luxury.

**3**  
Beds

**3**  
Baths

**2439**  
Living  
Area

A rare opportunity to own a beautiful home in a woodland setting with every amenity imaginable just within your reach.

With riding trails and an equestrian barn, you can board your horse; enjoy fly fishing, shoot clays, zip line through natural, beautiful landscapes, walk on the many trails all in an enchanting nature lovers paradise.

Imagine crackling fires in one of the three fireplaces located throughout this stunning home. The grand living room invites you to relax with family and friends, while the gourmet kitchen with state-of-the-art appliances makes entertaining a breeze after a day out shooting clays, riding horses, fly fishing, zip lining or playing golf! Or if you don't want to entertain at home, head to the Members' Lodge for drinks and dinner, or to one of the many private lounges for sports and relaxation! Three bedrooms, three baths and a half baths, office, media room, and walk-out finished lower level round out this gorgeous home. And it's ready for you to move in!

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## Interior

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"> <li>Total Rooms: <b>9</b></li> <li>Beds Total: <b>3</b></li> <li>Baths Full: <b>3</b></li> <li>Baths Half: <b>0</b></li> <li># Levels: <b>3</b></li> </ul> | <ul style="list-style-type: none"> <li>Abv Grd Liv Area: <b>1,664</b></li> <li>Blw Grd Liv Area: <b>775</b></li> <li>Apx Total Liv Area: <b>2,439</b></li> <li>Living Area Src: <b>Builder</b></li> <li># Bsmt Rooms: <b>b</b></li> </ul> | <ul style="list-style-type: none"> <li>Basement Type: <b>Full</b></li> <li>Basement Access: <b>Interior and Exterior</b></li> <li>Basement Finish: <b>Finished</b></li> <li>Bsmt % Finished: <b>90</b></li> <li>Bsmt Room Type: <b>Bathroom</b></li> </ul> |
|---|---|--|
- Bath Desc: **Bath Tub, Shower Stall, Tub & Shower**
  - Walls: **Plaster**
  - Equipment: **Cable TV, Dishwasher, Dryer, Microwave, Oven/Range, Refrigerator, Washer**
  - Finished Floor: **Ceramic, Hardwood**
  - Interior: **Stairs**
  - Laundry: In **Building**

## Building / Site / Utilities

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>Assessor Lot: <b>c01</b></li> <li>Tot Units in Cmplx:</li> <li>Ungrd Tank Size: <b>None</b></li> <li>Ungrd Tank Type: <b>None</b></li> <li>Foundation Type: <b>Concrete</b></li> <li>Garage / Desc: <b>0, None</b></li> <li>Asnd/Unasnd Prkg: <b>Assigned Parking</b></li> </ul> | <ul style="list-style-type: none"> <li>Assessor Block: <b>004</b></li> <li>Unit Levels: <b>3</b></li> <li>Apx Lot SqFt: <b>2,439</b></li> <li>Site Acres: <b>0.0560</b></li> </ul> | <ul style="list-style-type: none"> <li>Assessor Plat: <b>06b</b></li> <li>Unit Floor #: <b>1</b></li> <li>Lot Frontage:</li> <li>Insulation: <b>Ceiling</b></li> <li>Fndtn L x W:</li> <li>Onsite Prk Spcs: <b>2</b></li> </ul> |
|---|--|---|
- Lot Description: **Clubhouse, Private Compound, Stable, Tennis, Underground Utilities, Wooded**
  - Fireplaces: **3 – Stone**
  - Electric: **200 Amps**
  - Exterior: **Shingles, Wood**
  - Pool: **In-ground Pool**
  - Water Supply: **Individual Meter, Municipal**
  - Heating Fuel: **Bottle Gas, Wood**
  - Heat Fuel Usage: **Unknown**
  - Hot Water: **Gas**
  - Apx Heat Cost \$: **Undetermined**
  - Business Center, Community Building,
  - Comm Amenities: **Community Hot Tub, Concierge, Outdoor Pool, Restaurant(s), Tennis Courts**
  - Near: **Commuter Bus, Golf, Highway Access, Hospital, Interstate, Private School, Railroad, Recreational Facilities, Schools, Shopping, Swimming, Tennis**

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*Preserve Realty, LLC*

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