

# Hilltop Lodge | Luxury Home

87 Kingstown Road – Richmond, Rhode Island 02898

UNIT  
G1



**Inspired by nature.** Positioned high on a hill with panoramic views, this stunning lodge complete with spa, fitness facilities, and the Hilltop Terrace Restaurant, offers 18 luxury single-level residences.

**2**  
Beds

**2**  
Baths

**1,660**  
Living  
Area

**1**  
Floor

Whether selecting a 1 bedroom, 2 bedroom or a 3 bedroom penthouse, each residence offers effortless one-level living complete with a central elevator that takes you from the welcoming lobby to each of the Hilltop's three floors. Stylish interiors include stunning open floorplans, vaulted ceilings, spacious chef's kitchens perfect for entertaining, generous dining areas, spa-like baths with radiant heated flooring, and inviting living rooms each with a handsome stone fireplace.

Private balconies enable you to enjoy spectacular hilltop views of the Preserve's vast expanse from your residence, inviting you to experience all the adventure and tranquility the Preserve has to offer across your one-of-a-kind 3500 acre back yard.

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## General Information

<ul style="list-style-type: none"> <li>▪ Total Rooms: <b>5</b></li> <li>▪ Beds Total: <b>2</b></li> <li>▪ Baths Full: <b>2</b></li> <li>▪ Baths Half: <b>0</b></li> <li>▪ # Levels: <b>1</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Abv Grd Liv Area: <b>1,665</b></li> <li>▪ Blw Grd Liv Area: <b>0</b></li> <li>▪ Apx Total Liv Area: <b>1,665</b></li> <li>▪ Living Area Src: <b>Builder</b></li> <li>▪ # Bsmt Rooms:</li> </ul>	<ul style="list-style-type: none"> <li>▪ Basement Type: <b>None</b></li> <li>▪ Basement Access:</li> <li>▪ Basement Finish:</li> <li>▪ Bsmt % Finished: <b>0</b></li> <li>▪ Bsmt Room Type:</li> </ul>
<ul style="list-style-type: none"> <li>▪ Bath Desc: <b>Bath Tub, Shower Stall, Tub &amp; Shower</b></li> <li>▪ Walls: <b>Plaster</b></li> <li>▪ Equipment: <b>Cable TV, Elevator, Microwave, Oven/Range, Refrigerator</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Finished Floor: <b>Ceramic, Hardwood</b></li> <li>▪ Interior: <b>No Stairs in Unit</b></li> <li>▪ Laundry: <b>In Units</b></li> </ul>	

## Building / Site / Utilities

<ul style="list-style-type: none"> <li>▪ Assessor Lot: <b>D</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>▪ Handicap Accs: <b>Elevator</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Garage: <b>Optional</b></li> <li>▪ Asnd/Unasnd Prkg: <b>Assigned Parking</b></li> <li>▪ Assessor Block: <b>004</b></li> <li>▪ Unit Levels: <b>3</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, Floors, Walls</b></li> <li>▪ Fndtn L x W:</li> <li>▪ Onsite Parking: <b>2</b></li> </ul>
<ul style="list-style-type: none"> <li>▪ Lot Description: <b>Clubhouse, Stable, Tennis, Underground Utilities, Wooded</b></li> <li>▪ Fireplaces: <b>1 – Stone</b></li> <li>▪ Electric: <b>200 Amps</b></li> <li>▪ Exterior: <b>Balcony, Insulated Glass Windows, Masonry</b></li> <li>▪ Pool: <b>In-ground Pool</b></li> <li>▪ Water Supply: <b>Municipal</b></li> <li>▪ Water Amenities: <b>Walk to Fresh Water</b></li> <li>▪ Sewer: <b>Septic System</b></li> <li>▪ Heating System: <b>Central Air, Central Heat, Gas Connected</b></li> <li>▪ Heating Fuel: <b>Gas</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Heat Fuel Usage: <b>Unknown</b></li> <li>▪ Access: <b>Elevator</b></li> <li>▪ Plumbing: <b>PVC</b></li> <li>▪ Cooling: <b>Central Air</b></li> <li>▪ Hot Water: <b>Gas</b></li> <li>▪ Apx Heat Cost \$: <b>Undetermined</b></li> <li>▪ Comm Amenities: <b>Business Center, Community Building, Concierge, Jogging Paths, On-Site Maintenance, Outdoor Pool, Recreation Room, Restaurant(s), Tennis Courts</b></li> </ul>	
<ul style="list-style-type: none"> <li>▪ Near: <b>Commuter Bus, Golf, Highway Access, Hospital, Interstate, Public School, Railroad, Recreational Facilities, Schools, Shopping, Swimming, Tennis</b></li> </ul>		

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