

RIVER RUN

Frequently Asked Questions

How many homes will there be in total in the River Run Community?

There will be a total of 115 homes when the community is completed.

What are the base specifications?

Granite countertops in the kitchen and full bathrooms, stainless steel appliances and hardwood floors in the living area are standard features in each home.

What style homes are available?

There are six home styles to choose from - 3 town homes, two single level models, and one split level. All homes are side by side duplexes.

How many bedrooms are in each home?

All plans have 2 bedrooms with the exception of one split level model, with three.

How many baths are in each style?

Bathrooms range with home style from 1.5 to 2.5 baths.

Do all homes have a garage?

Most homes have one garage. Two home plans offer two car garages.

Who is the builder?

E. A McNulty Real Estate is the builder. They are a third generation family owned business and one of the largest builders of new homes in Rhode Island. They are a fully integrated real estate development, construction and brokerage company that has earned a reputation for quality and professional integrity in every aspect of the real estate and construction business.

Are pets allowed?

Yes. A dog 25 pounds and under or two cats are allowed with restrictions per the Condominium Rules and Regulations.

How are the homes heated? Is there central A/C?

Home heat is natural gas forced hot air. All homes have central air conditioning.

Are there basements/storage in the homes?

All plans offer a full basement with the exception of the split level style home.

Will homes include decks or patios?

Each home has a deck or porch or patio.

What is the tax rate in Cumberland?

The property tax rate in Cumberland is \$17.08 per/thousand.

Is there a Fire Tax?

There is a Fire Tax based on the home property taxes and is paid annually each September.

Is there town water and sewer?

All the homes have town water and sewer.

What is the condo fee and what does it cover?

The monthly condo fee is \$185.00 per home. This includes the master insurance, community and home landscaping.

Who manages River Run?

River Run is professionally managed by E.A. McNulty Real Estate.

When will the Condo Association be established?

The Association is currently being established.

What cable services are available?

Cox and Verizon FIOS