

## WELCOME TO AQUIDNECK VILLAGE

### A Coastal Community

Discover coastal living at its finest in this private, gated community across from the prestigious Aquidneck Club in Portsmouth, RI. Featuring 28 thoughtfully designed homes surrounded by beautifully landscaped grounds and two charming village greens, this peaceful retreat is ideal for downsizers, empty nesters, and families who value exceptional public schools and a refined lifestyle.



### WORLD-CLASS AMENITIES JUST STEPS FROM YOUR DOOR

Aquidneck Village homeowners will have a prioritized opportunity to apply for membership to The Aquidneck Club, providing seamless access to this luxury lifestyle destination.

As a club member, residents will enjoy proximity to a wealth of exceptional amenities, including:

- A grand clubhouse with vibrant social programming and indoor and outdoor dining.
- An 18-hole championship Golf Course with top-tier Practice Facilities
- A Wellness Spa, Fitness Center
- Har-Tru Tennis Courts
- Bocce Courts
- Heated Outdoor Pool overlooking Narraganset Bay
- Members also enjoy access to an Equestrian Center and Deep-Water Marina.

### TIMELESS DESIGN BY RENOWNED EXPERTS

Aquidneck Village is where timeless design meets coastal luxury. Developed by Aquidneck Village Development Inc., with Union Studio Architecture's nationally acclaimed expertise in community-focused design, Harbor Construction Group's unmatched craftsmanship, and beautiful coastal interior design by award-winning Alex Interiors, this community promises more than a home, it delivers a lifestyle of elegance and distinction.

### THE COGGESHALL FEATURES

**COASTAL DESIGN:** Distinct shingle-style exteriors inspired by the serenity of seaside living, featuring high-end finishes, a welcoming front porch, and private outdoor spaces that extend the charm outdoors.

**SPACIOUS LAYOUT:** The Coggeshall features 3 bedrooms, 4 bathrooms, a 2-car garage with - with room for your personal golf cart, and a full-height basement for additional storage or living space.

**TAILORED OPTIONS:** This open floor plan offers ample space for entertaining with an optional wet bar, 3-stop elevator, custom casework, a finished basement, and much more to make it your own.

### YOUR FUTURE AWAITS

Aquidneck Village represents a rare opportunity to own a home that perfectly balances timeless architectural design, coastal charm, and access to world-class amenities. Immerse yourself in an unparalleled lifestyle where elegance and coastal beauty meet modern convenience.

## AQUIDNECK VILLAGE

PORTSMOUTH, RHODE ISLAND

# Discover Aquidneck Village: Your Gateway to Coastal Living



## THE COGGESHALL

To find out more about all that Aquidneck Village has to offer and take the first step toward your dream home – contact Lucas Barry / 401.862.7172 / [lucas@aquidneckvillage.com](mailto:lucas@aquidneckvillage.com).

AVAILABLE SUMMER 2025