KINGBRIDGE
HOMES LLC



616 Woodard Drive

5 bedrooms, 3.5 bathrooms, 3026 sq./ft. total living area, two-story home with an open floor plan and finished basement. This 2401 sq./ft. home has 625 sq./ft. of finished basement including a large family room, bedroom, and full bathroom. 2-car garage, 9ft. foundation, 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, some crown molding, 5 ¼” base throughout the house. Dining room has wainscoting. Kitchen and butler's pantry features 42” cabinets, granite countertops, and stainless appliances including gas range, dishwasher, microwave, vented hood, and beverage cooler. The kitchen and breakfast area flows openly to the spacious family room with 42" wood burning fireplace and custom mantle. The entry from garage has built-in cubbies. There is a small room adjacent to the family room that is perfect for a home office or children’s workstation. Second floor laundry room. Zoned HVAC. The spacious master suite has a coffered ceiling, two large closets, soaker tub, separate tiled shower and toilet area, double vanity, and more. 20' x 14' composite deck.

3026 Sq. Ft.
5 Bedrooms
3.5 Bathrooms
Kirkwood

Price:	Status: Sold	MLS#: 17021356

Kitchen and Breakfast Area

- Custom 42” upgraded raised-panel cabinets with crown molding
- Granite countertops and backsplash
- Butler's pantry with beverage cooler and granite top
- Stainless steel appliances (range, dishwasher, microwave, hood, and garbage disposal)
- Moen, hand held, water faucet
- Pantry with tight mesh shelving
- Water line provided for icemaker
- 3 1/4” job-finished oak hardwood flooring with custom inlaid registers

Family/Great Room

- 42" wood burning fireplace with custom mantle and granite surround
- 3 1/4” job-finished oak hardwood flooring with custom inlaid registers
- Ceiling fan with lights
- Can lighting
- Pre-wired for cable and phone
- Pre-wired for T.V. over the fireplace

Master Bedroom

- Coffered ceiling
- Two Large walk-in closets

Master Bath

- 6' soaking bathtub
- Separate shower with custom tile
- Adult height, double bowl vanity
- Moen high arch plumbing fixtures
- Ceramic tile floor
- Enclosed toilet area

Laundry Room

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- Ceramic flooring

Additional Features

- Built-in cubbies at garage entrance to house
- Workstation room adjacent to first floor family room
- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- 2 car front-entry garage with coach lights and concrete driveway
- 9’ first floor ceilings
- 9’ pour in lower level with 4’ x 4’ egress window
- (2) Zone heating and cooling
- 80 gallon electric hot water heater
- Concrete front walkway
- ENERGYSTAR rated Quaker double hung vinyl windows with Low E glass.
- Cased windows
- 5 ¼” base throughout the house
- 3-panel shaker interior doors
- Insulated carriage-style garage door with automatic openers
- 30 year Architectural shingles
- Prewire for ceiling fans with lights in all bedrooms
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- Pre-wired wireless access point
- $2,000 lighting allowance
- Sod in all disturbed areas
- Landscape package
- Mailbox
- 20' x 14' composite deck

Basement

- 625 sq./ft. of finished basement space including a 23' x 14' family room, a 14' x 10' bedroom and full bath