KINGBRIDGE
HOMES LLC



11102 Hermitage Hill Rd.

Wonderful ranch renovation with massive finished lower level. 5 Bedrooms, 4.5 Bathrooms, 5,642 sq./ft. (3,216 ground floor + 418 four seasons room + 2,008 in the lower level). Desirable open floor plan great for entertaining. Kitchen features custom cabinetry with granite countertops, an oversized island, large pantry, tiled backsplash, and more. Appliances include, double ovens, gas cook top with vented hood, drawer microwave, beverage center, and refrigerator. The kitchen opens to the hearth and family room, which in turn open to a large four-seasons room with a vaulted, wood beamed ceiling. Catchall first floor laundry with cabinets, sink and custom cubbies. Master suite with his and hers closets. Master bath features freestanding tub, double vanity with carrara marble, enclosed toilet area, linen closet, custom tile, and an over-sized shower with ceiling rain head, and wall-mounted hand-held shower head. Enormous finished lower level with bed, full bath, bar area, pre-wired for surround sound, and more. Much of the plumbing and electric have been replaced and/or updated, including a new 200 Amp panel & 100 Amp sub-panel.

5642 Sq. Ft.

5 Bedrooms

4.5 Bathrooms

Frontenac

Price:	Status: Sold	MLS#: 17024738

Kitchen and Breakfast Area

- Large center island with sink, beverage center, microwave and seating for five
- Custom cabinets with crown molding, dovetail drawers with soft close hinges, and light baffle
- Under cabinet lighting
- Granite countertops with a stainless steel under mount sink
- Custom tiled backsplash
- Moen, hand held, water faucet
- KitchenAid gas range, double oven, and dishwasher. Broan hood. Sharp drawer microwave.
- Water line provided for icemaker
- Crown molding
- Large pantry with custom shelving

Family/Great Room

- There are both a Family Room.....
- Wall mount TV receptacle, tech tube, 5.1 surround sound and TV/Net jack
- And a Hearth Room.....
- Gas fireplace
- Vaulted ceiling with wood beams and chandelier
- Wall mount TV receptacle, tech tube and TV/Net jack

Master Bedroom

- Crown molding
- His and hers closets. Two bypass in the bedroom and a large walk-in closet off of the master bathroom
- Pre-wired for ceiling fan with lights

Master Bath

- Stand alone soaking tub
- Separate shower with rain head shower, seat, and custom tile
- Adult height, double vanity with 8" spreads, granite tops, and undermount sinks
- Enclosed toilet area
- Linen closet

Dining Room

- Crown molding
- Wainscoting with plant boxes

Living Room / Study

- There is a 22' x 19' Four-Seasons room off of the hearth and family rooms.....
- Vaulted ceiling with wood beams
- New Pella sliding glass doors
- Insulated, Low-e Pella windows
- Separate furnace

Powder Room

- Vanity with marble top and undermount sink
- Crown molding

Laundry Room

- Main floor laundry
- Laundry sink in a base cabinet with granite top
- Electric washer and dryer hookups
- Built-in cubbies

Additional Features

- ¾” job finished oak hardwood flooring with custom inlaid registers throughout the 1st floor
- Large 2-car garage
- (2) Zone heating and cooling
- (1) 50 gallon gas hot water heater
- Moen faucets and fixtures.
- New two-panel interior doors with lever handles
- 5 ¼” base throughout the house
- Custom cased windows
- Pre-wired for ceiling fan with lights in all 1st floor bedrooms
- Custom closets in the master bedroom and kitchen pantry
- All secondary closets to have "clothes-mesh" wire shelving
- Home wiring package from the Sound Room includes surround sound, phone, cable, two network access points, and network tech tubes
- Landscape package
- Seed and straw all disturbed areas
- Replace existing back patio with exposed aggregate
- Replace asphalt driveway

Basement

- Approximately 2,000 sq./ft. of finished living area
- Bedroom with egress window
- Full bathroom with custom tiled shower
- Bar with beverage center and wine rack
- Wall mount TV receptacle, 5.1 surround sound and TV/Net
- Open stairs with stained oak cap and wrought iron spindles
- Upgraded carpet throughout
- Plenty of unfinished storage areas
- Additional washer/dryer hookup