KINGBRIDGE HOMES LLC



111 Tulip Drive

Wonderful new home on a quiet street in Webster Groves (Webster Garden Subdivision). 5 bedrooms, 3.5 bathrooms, 3026 sq./ft. 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 side entry garage, 9ft. foundation, 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, 5 ¼” base throughout the house. Dining room has crown molding and wainscoting. Kitchen & butler's pantry features 42” cabinets, granite counters, 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. 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. High efficiency 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.

3026 Sq. Ft.
5 Bedrooms
3.5 Bathrooms
Webster Groves

Price:	Status: Sold	MLS#:

Kitchen and Breakfast Area

- Custom 42" upgraded shaker-panel cabinets, dovetail drawers with easy close hinges on base and wall cabinets, with crown molding, light rail trim and LED under cabinet lighting
- Granite countertops and custom marble-tile backsplash
- Stainless steel appliances slide-in gas range with a gas cooktop and convention oven (Samsung), built-in microwave (Whirlpool), Stainless hood (Broan), dishwasher (Samsung), and garbage disposal
- Water line provided for icemaker
- Moen, hand held, water faucet
- Butler's pantry with wine cooler, granite top, marble-tile backsplash and LED under cabinet lighting
- Walk-in pantry with tight mesh shelving
- ¾” job finished oak hardwood flooring with custom inlaid registers

Family/Great Room

- 42" wood burning fireplace with custom mantle and granite surround
- Pre-wired with a "tech-tube" above the fireplace 5.1 surround sound
- Pre-wired RG-6 cable and CAT5e phone
- Can lights
- Ceiling fans with lights
- ¾” job finished oak hardwood flooring with custom inlaid registers

Master Bedroom

- Coffered ceiling
- Two large walk-in closets
- Ceiling fan with lights
- Pre-wired RG-6 cable and CAT5e phone

Master Bath

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

Laundry Room

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

Additional Features

- One-year Kingbridge Homes LLC warranty on workmanship with two and ten month walk throughs
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- "Powerhouse Concrete" included in the footing and foundation (see attached brochure)
- Ten-year foundation waterproofing warranty
- Cultured stone on front elevation
- 2-car side entry garage, with finished insulated walls, coach lights and concrete driveway
- 8' insulated carriage-style garage door with automatic opener
- 30 year Architectural shingles
- (2) zone high efficiency heating and cooling
- Electric hot water heater
- ENERGYSTAR rated Quaker double hung, Argon filled and Low E vinyl windows
- Family Foyer with built-in cubbies at garage entrance to house
- Office adjacent to first floor family room with desk with granite top
- 9' first floor ceilings
- 5 1/4" base throughout the house
- 3-panel shaker interior doors with smooth finish
- Upgraded "3M Scotchgard Protector" carpet with 8 lb. rebond carpet cushion
- Pre-wired 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
- Home technology package with "tech-tube" from the basement to attic to accommodate for future changes in technology
- $2000 lighting package
- Fully sodded yard
- Landscape package
- Mailbox
- 14' x 20' concrete patio

Basement

- 625 sq./ft. of finished basement space including a 23' x 14' family room with 5.1 surround sound prewired, 14' x 10' bedroom and a full bath
- Installed sump pump in basement with 4' x 4' egress window
- 9' foundation with 4' x 4' egress window