KINGBRIDGE HOMES LLC



83 Stoneyside Lane

New home just completed with 5 Bedrooms, 4.5 Bathrooms, 3 car oversized garage with approx. 4,676 sq./ft. (3,565 first and second floors + approximately 1,111 in the finished lower level). Open concept floor plan. Kitchen features custom cabinetry, double ovens, gas cook top with vented hood, microwave, beverage center, large pantry, butlers pantry, and a huge island with seating that opens graciously to the family room. First floor laundry with sink and a separate planning area/mud room with custom cubbies and a planning desk. First floor master suite with his and hers closets. Master bath features a freestanding tub, double vanity, enclosed toilet area, linen closet, custom Porcelain tile, and an over-sized shower with a bench seat. Large finished lower level with a bedroom, full bathroom, large family room with room for pool table, pre-wired for surround sound.

4676 Sq. Ft.
5 Bedrooms
4.5 Bathrooms
Olivette

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 with under mount sink and custom marble-tile backsplash
- Stainless steel appliances (double oven, gas cook top with vented hood, dishwasher, microwave drawer, wine cooler or beverage center, and an
- insinkerator garbage disposal)
- Walk in pantry
- Water line provided for icemaker
- Moen, hand held, water faucet
- Butler's pantry with a granite top, marble-tile backsplash and LED under cabinet lighting
- Crown molding
- Mud Room adjacent to kitchen with built in cubbies and planning desk
- 5” job finished oak hardwood flooring with custom inlaid wood floor registers

Family/Great Room

- 42" wood burning fireplace with custom surround
- Pre-wired with a "tech-tube" above the fireplace and 5.1 surround sound
- Pre-wired wireless access point
- Can lights
- Ceiling fan with lights
- Crown molding
- 5” job finished oak hardwood flooring with custom inlaid wood floor registers

Master Bedroom

- Tray ceiling
- Crown molding
- 5” job finished oak hardwood flooring with custom inlaid wood floor registers
- Two large walk-in closets
- Can lights
- Ceiling fan with lights
- Pre-wired RG-6 cable and CAT5e phone

Master Bath

- Freestanding bathtub
- His and Hers adult height Vanities
- Widespread Moen plumbing fixtures
- Separate shower with custom tile
- 3/8” heavy glass signature pivot shower enclosure – Chrome handle, clear glass
- Enclosed toilet area
- Crown molding
- Porcelain tile flooring

Dining Room

- Crown molding
- Wainscoting
- Cased opening
- 5” job finished oak hardwood flooring with custom inlaid wood floor registers

Entry Foyer

- Crown molding
- Wainscoting
- Cased openings
- 5” job finished oak hardwood flooring with custom inlaid wood floor registers, and cased openings

Powder Room

- Furniture sink with granite or marble top and undermount sink
- Moen widespread fixtures
- 5” job finished oak hardwood flooring with custom inlaid wood floor registers
- Crown molding

Laundry Room

- Laundry sink with pullout Moen faucet
- Additional cabinets for additional storage and folding clothes
- Porcelain tile floor

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 brochures)
- Ten-year foundation waterproofing warranty
- Cultured Stone and Hardie siding
- 8' tall mahogany wood front door
- 3-car attached oversized side entry garage, with finished insulated walls, with coach lights and concrete driveway
- Insulated 9'x8’ and 18'x8' garage door with hardware and automatic door openers
- 30 year Architectural shingles
- (2) zone high efficiency heating and cooling
- 75 Gallon direct vent gas hot water heater
- ENERGYSTAR rated Forgent by Kolbe casement windows, Argon filled, Low-E windows with grills with wood returns and 3 1/4"casing
- Moen fixtures in all bathrooms
- 9' first floor ceilings
- Custom painted doors with casing
- 5 ¼” base throughout the house
- Ceiling fan with lights in all bedrooms
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- Home technology package with "tech-tube" from the basement to attic to accommodate for future changes in technology
- $5400 lighting allowance
- Landscape package with sod in all disturbed areas yard
- Exposed aggregate patio
- Mailbox

Basement

- Finished lower level includes a 3/4 bath, a bedroom with egress window, and large open family room area - approximately 1,111 sq./ft. of finished living
- area.
- 9' foundation with 5' egress window
- Pre-wired for TV and 5.1 surround sound