KINGBRIDGE HOMES LLC



# 425 W. Essex Ave.

4 bedrooms, 2.5 bathrooms, 2847 sq./ft. total living area, two-story home with an open floor plan, finished basement, and a oversize 2 car drive under garage with additional storage. This 2566 sq./ft. home will have 281 sq./ft. of finished basement including a family room and a 3/4 bathroom rough. The entry from the garage has built in cubbies. Conveniently located on a great street in Kirkwood. 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, 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, and beverage center. The kitchen has a butler’s pantry, and the breakfast area flows openly to the spacious family room with 42" wood burning fireplace. Family foyer with coat closet and desk. Second floor laundry room with a sink. Zoned HVAC. The spacious master suite has a coffered ceiling, two walk-in closets, soaker tub, separate tiled shower and toilet area, double vanity, and more. 29' x 14' composite deck.

2847 Sq. Ft.

4 Bedrooms

2.5 Bathrooms

Kirkwood

Price: Status: Sold MLS#: 18005247

## 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 range and convention oven (Samsung), 30" vented microwave (Samsung),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
- Kitchen 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 wireless access point
- 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

## 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
- Oversize 2-car drive under, with additional storage and concrete driveway
- Insulated carriage-style garage door with automatic opener
- 30 year Architectural shingles
- (2) zone high efficiency heating and cooling
- 2 (50) gallon electric hot water heater
- ENERGYSTAR rated Quaker double hung, Argon filled and Low E vinyl windows
- Family Foyer with desk and coat closet
- 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
- Ceiling fans 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
- Fully sodded yard
- Landscape package
- Mailbox
- 14' x 29' composite deck with steps by California Deck
- 9' foundation with 4' x 4' egress window
- Installed sump pump in basement sump pit
- 281 sq./ft. of finished basement space including family room with 5.1 surround sound prewired, and basement bath rough in
- Front elevation upgraded stone

## Basement

- Separate Mechanical Room with bonus storage area
- 281 sq./ft. of finished basement space including family room with 5.1 surround sound prewired, and 3/4 basement bath rough in