KINGBRIDGE HOMES LLC



237 Reedway Lane

5 bedrooms, 3.5 bathrooms, 3211 sq./ft. total living area, two-story home with an open floor plan and finished basement. This 2565 sq./ft. home has 646 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 cooktop range, double over, 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, 6' separate tiled shower and toilet area, double vanity, large patio and more.

3211 Sq. Ft.

5 Bedrooms

3.5 Bathrooms

Kirkwood

Price:	Status: Sold	MLS#:

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 (gas cooktop, double oven, dishwasher, microwave, vented chimney 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

- Adult height, double bowl vanity with granite tops
- Moen high arch plumbing fixtures
- Separate 6' custom shower
- 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
- Ten-year foundation waterproofing warranty
- 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
- Installed sump pump in basement sump pit
- (2) Zone heating and cooling
- (2) 50 gallon electric hot water heater
- Concrete front walkway
- ENERGYSTAR rated Quaker double hung, Argon filled and Low E vinyl windows
- Cased windows
- Built-in cubbies at garage entrance to house
- Workstation room adjacent to first floor family room
- 5 ¼” base throughout the house
- 3-panel shaker interior doors
- Upgraded "3M Scotchgard Protector" carpet with 8 lb. rebond carpet cushion
- 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
- Home technology package with "tech-tube" from the basement to attic to accommodate for future changes in technology
- Pre-wired wireless access point
- Front elevation upgraded stone
- $3,000 lighting allowance
- Fully sodded yard
- Landscape package
- Mailbox

Basement

- 646 sq./ft. of finished basement space including a 23' x 17' family room, a 14' x 11' bedroom and full bath