KINGBRIDGE HOMES LLC



903 Nirk Ave.

5 bedrooms, 3.5 bathrooms, 3026 sq./ft. total living area, 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. side entry 2-car garage, 9 ft. 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 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 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, separate tiled shower and toilet area, double vanity, and more. 20' x 14' concrete patio.

3026 Sq. Ft.

5 Bedrooms

3.5 Bathrooms

Kirkwood

Price:	Status: Sold	MLS#: 19033380

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 cook-top and convection oven (Samsung), built-in microwave (Whirlpool), Stainless hood (Broan), dishwasher (Samsung), and garbage disposal
- Water line provided for ice-maker
- 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 wireless access point
- Pre-wired RG-6 cable and CAT5e phone
- Can lights
- Ceiling fans with lights
- 3 1/4” 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
- Porcelain tile floor

Dining Room

- Custom Wainscoting
- Crown Molding
- 3 1/4” job finished oak hardwood flooring with custom inlaid registers

Laundry Room

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- Porcelain tile 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)
- 9' foundation with 4' x 4' egress window
- Installed sump pump in basement sump pit
- Ten-year foundation waterproofing warranty
- (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
- Front elevation and side entry of the garage has upgraded stone
- 2-car side entry garage, with finished insulated walls, coach lights and concrete driveway
- 8' insulated carriage-style garage door with automatic opener
- 9' first floor ceilings
- 3-panel shaker interior doors with smooth finish
- 5 1/4" base throughout the house
- Family Foyer with built-in cubbies at garage entrance to house
- Office adjacent to first floor family room with granite top
- 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
- Upgraded "3M Scotchgard Protector" carpet with 8 lb. rebound carpet cushion
- 20' x 14' patio
- 30-year Architectural shingles
- Fully sodded yard
- Landscape package
- Mailbox

Basement

- 625 sq./ft. of finished basement space including a 23' x 14' family room, 14' x 10' bedroom and a full bath.