KINGBRIDGE HOMES LLC



216 West Rose Hill Ave.

5 bedrooms, 3.5 bathrooms, 3,026 sq./ft. total living area, two-story home with an open floor plan and finished basement. This 2,401 sq./ft. home has 625 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 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. 14' x 20' deck with stairs.

3026 Sq. Ft.

5 Bedrooms

3.5 Bathrooms

Kirkwood

Price:	Status: Sold	MLS#: 19046741

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 slide-in gas range with a gas cooktop and convention oven (Samsung), built-in microwave (Whirlpool), Stainless hood (Broan), dishwasher (Samsung), 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

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

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)
- 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
- 625 sq./ft. of finished basement space including a 23' x 14' family room.
- Front elevation upgraded stone
- 2-car front 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. rebond carpet cushion
- $3000 lighting package
- 14' x 20' deck with stairs
- 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, a 14' x 10' bedroom and full bath