KINGBRIDGE
HOMES LLC



1026 Barry Court

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. 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 wine/ 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' concrete patio.

3026 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 and double 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 ice maker
- 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
- 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, a 14' x 10' bedroom and full bath