KINGBRIDGE
HOMES LLC



4 Irene Ct.

5 bedrooms, 3.5 bathrooms, 3230 sq./ft. total living area, two-story home with an open floor plan and a finished basement. This 2578 sq./ft. home has 652 sq./ft. of finished basement including a large family room, bedroom, and full bathroom. Side entry 3-car garage, 9 ft. foundation, 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor. Dining room has wainscoting and crown. Kitchen and butler's pantry features 42” cabinets, quartz countertops, KitchenAid 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, soaking tub, separate 6’ poured shower and toilet area. This 25,000 square foot lot has a private rear yard perfect for a pool and includes a 14' x 20' composite deck.

3230 Sq. Ft.

5 Bedrooms

3.5 Bathrooms

Des Peres

Price: Status: Sold MLS#: 20082656

Kitchen and Breakfast Area

- Custom 42" upgraded shaker-panel cabinets, dovetail drawers with easy close hinges on base and wall cabinets, with crown molding, and LED under cabinet lighting
- Quartz countertops and custom marble-tile backsplash
- Stainless steel appliances gas cooktop and double oven (Kitchen Aid), built-in microwave (Whirlpool), Stainless hood, dishwasher (Kitchen Aid), 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
- Walk-in pantry with tight mesh shelving
- 3 1/4” job finished oak hardwood flooring with custom inlaid registers

Family/Great Room

- 42" wood burning fireplace with custom mantle and surround
- Pre-wired with a "tech-tube" above the fireplace
- 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 quartz tops
- Moen high arch plumbing fixtures
- Separate 6’ poured shower with custom tile
- 6' soaking tub
- Enclosed toilet area
- Porcelain tile floor

Dining Room

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

Powder Room

- Custom furniture vanity with marble top
- 3 1/4” job finished oak hardwood flooring with custom inlaid registers

Laundry Room

- Built in laundry sink in cabinet
- Moen Integra pull out faucet
- Porcelain tile floor

Additional Features

- One-year Kingbridge Homes LLC warranty on workmanship with two and ten month walk through
- 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 Lennox heating and cooling
- (2) 50-gallon electric hot water heater
- ENERGYSTAR rated Quaker double hung, Argon filled and Low E vinyl windows
- 652 sq./ft. of finished basement space including a 23' x 17' family room.
- Front elevation upgraded natural stone
- 3-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 Quartz 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
- $3000 lighting package
- 14' x 20' composite deck by California Custom Decks
- 30-year Architectural shingles
- Fully sodded yard
- Landscape package
- Mailbox

Basement

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