KINGBRIDGE
HOMES LLC



635 E. Essex Ave.

4 or 5 bedrooms, 4.5 bathrooms, 3538 sq./ft. two and a half story home with an open floor plan. This home has 549 sq./ft. on the third floor with a large family room/office/or 5th bedroom and a full bathroom. 2-car garage, 9 ft. foundation, 9 ft. first floor ceilings, job finished hardwood floors throughout the first and 2nd floor, crown molding, 5 ¼” base throughout the house. Dining room has wainscoting. Kitchen features 42” cabinets, quartz countertops, KitchenAid stainless appliances including gas range, dishwasher, microwave, vented hood, 64" Frigidaire refrigerator/freezer and a built-in beverage cooler. The kitchen and breakfast area flows openly to the spacious family room with 42" wood burning fireplace, wall to wall bookcases and a custom mantle. The entry from garage has built-in cubbies. Second floor laundry room. Zoned HVAC. The spacious master suite has a tray ceiling, two large closets, soaking tub, separate 6’ poured shower with custom tile, an enclosed toilet area, and separate adult height vanities. The private rear yard has a 18' x 18' covered porch.

3538 Sq. Ft.

4-5 Bedrooms

4.5 Bathrooms

Kirkwood

Price:	Status: Sold	MLS#:

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 steel 64" Refrigerator and Freezer (Frigidaire) Stainless hood, dishwasher (Kitchen Aid), and garbage disposal
- Water line provided for icemaker
- Moen, hand held, water faucet
- Under cabinet wine/beverage center
- 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 custom tile surround
- Custom wall to wall bookcases
- 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

- Tray ceiling
- Two large walk-in closets
- 3 1/4” job finished oak hardwood flooring with custom inlaid registers
- Ceiling fan with lights
- Pre-wired RG-6 cable and CAT5e phone

Master Bath

- Adult height, his and hers bowl vanities 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

- Custom wainscoting trim
- Crown molding
- 3 1/4” job finished oak hardwood flooring with custom inlaid registers

Entry Foyer

- 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

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- Laundry sink with quartz top
- 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 upgraded natural stone
- 2-car 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
- 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
- $3500 lighting package
- 18' x 18' rear covered porch
- 30-year Architectural shingles
- Fully sodded yard
- Landscape package
- Mailbox

Basement

- Optional price available to finish an additional 827 plus square foot in the basement with a bedroom, family room and a bathroom