KINGBRIDGE
HOMES LLC



3 Clerbrook Lane

This new home has 4,568 sq/ft, 4 Bedrooms, 4 full and 1 half bath, story and a half home. This home is on a private .69 acre lot on a private cul-de- sac street in Ladue. Main floor master suite with coffered ceiling, luxury master bath with a free standing tub, a large custom marble shower, and a huge walk-in closet. High-end kitchen with breakfast room, large center island with seating, Wolf and Sub Zero appliances, walk in pantry, and a separate wet bar area with an ice maker and wine/beverage center. The kitchen opens freely to a wonderful family room with 12' box-beam ceiling, stone fireplace and built-in bookcases. Separate dining room and study with custom built-in desk and bookcases. Family foyer area off of the oversized 3-car garage side entry has built-in cubbies and flows freely to an oversized laundry/activity/craft room perfect for a computer station. Second floor has 3 beds and 3 full baths. Outdoor living areas include a 10' x 41' front porch, as well as a 20' x24' covered rear patio with a stone fireplace and stained vaulted ceiling.

4,568 Sq. Ft.

4 Bedrooms

4.5 Bathrooms

Ladue

Price:	Status: Sold	MLS#:

Kitchen and Breakfast Area

- Center island and separate breakfast bar
- Custom 42” cabinets with crown molding
- LED under cabinet lighting
- Quartz countertops with large stainless steel undermount sink
- Custom porcelain tiled backsplash
- Moen, hand held, water faucet & pot filler at range
- 36” Wolf gas range with 6 burners and oven 30” Wolf single oven, Wolf Stainless drawer microwave, Asko dishwasher and a 42" Sub Zero
- refrigerator
- Large walk-in pantry with custom shelving
- Wet bar area with undermount sink, Scotsman ice maker & a beverage center/wine cooler
- Crown molding

Family/Great Room

- 50" wood burning fireplace with stone surround
- 12' tall, box-beam ceiling
- Custom built-in bookcases with LED lighting
- Ceiling fan with light
- Can lighting
- 5.1 surround sound and TV package

Master Bedroom

- Crown molding
- Coffered ceiling
- Large walk-in closet with custom closet design
- Ceiling fan with light

Master Bath

- Separate shower with custom Carrara marble tile, rain head, hand held and a Moen U electronic temperature control
- Adult height, double vanity with 8" spreads, Carrara marble tops, and undermount sinks
- Heated Carrara marble floor
- Stand alone soaking tub
- Crown molding

Dining Room

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Living Room / Study

- 15-Lite glass double doors
- Built-in book cases with LED lighting
- Shaker style wainscoting and crown molding

Entry Foyer

- Custom 8-foot-tall mahogany wood double front door
- Solid oak exposed stair treads and risers with custom wrought iron spindles to the second floor

Powder Room

- Furniture sink with Carrara marble top and undermount sink
- Crown molding

Laundry Room

- First floor laundry
- Laundry sink in a base cabinet
- Electric washer and dryer hookups
- 42" tall cabinets with a desk
- LED under cabinet lighting
- Plenty of flexible space to meet your family's needs

Additional Features

- Three large bedrooms on the 2nd floor - all have their own bathrooms
- 9’ and 12’ first floor ceilings
- 9’ second floor ceiling
- Natural stone with Hardie fiber-cement siding/shake
- Custom stained cedar shutters and columns
- Kolbe Forgent, Low-E, double hung windows, 2 toned-dark bronze exterior and white interior
- 40' x 10' covered front porch with exposed aggregate and a 6’ porch swing
- Two Stone fireplaces
- Large 3+ car garage
- Insulated 8’ carriage-style garage door with straps and handles, and automatic door openers
- Covered exposed aggregate rear patio (24' x 20')
- Stained vaulted ceiling
- Additional exposed aggregate rear patio adjacent to rear covered patio
- Built-in cubbies
- Custom closets throughout the home
- Home wiring package from the Sound Room includes some surround sound, phone, cable, and tech tubes
- 5" ¾” job finished oak hardwood flooring with custom inlaid registers throughout the entire home 1st and 2nd floor
- Three-panel, solid-core, "Shaker" style interior doors
- 5 ¼” base throughout the house
- 3 ¼” cased windows
- (2) Zone high efficiency Lennox heating and cooling systems
- (2) 50-gallon gas power vent hot water heaters
- (2) humidifiers for the furnaces
- Moen faucets and fixtures in all showers and baths. Kohler elongated toilets with easy-close seats throughout.
- Ceiling fan with lights in all bedrooms
- 9’basement pour with (2) sump pits and pumps
- 3/4 bath rough in basement and wet bar rough
- 30-year Certainteed Architectural shingles
- Extensive landscape package
- Sod entire property
- Wi-Fi enabled sprinkler system with rain gauge
- Beam central vacuum system with powerhead
- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Structural Warranty backed by Liberty Mutual