KINGBRIDGE
HOMES LLC



2436 High School

4 bedrooms, 2.5 bathrooms, 2776 sq./ft. total living area, two-story home with an open floor plan. Front entry 2-car garage, 9 ft. walkout basement, 9 ft. first floor ceilings, 7" Shaw Tawny Oak Luxury Vinyl Plank throughout the first and second floor, 5 ¼" base throughout the house. Kitchen and butler's pantry features 42" cabinets, quartz countertops, KitchenAid stainless appliances including gas range, dishwasher, microwave and a vented hood. The kitchen and breakfast area flows openly to the spacious family room. The entry from garage has built-in cubbies. Second floor laundry room and Zoned HVAC. The spacious master suite has a large closet, soaking tub, separate poured shower with custom tile, separate toilet area and a double bowl vanity. The 320 foot deep private rear yard has a 14' x 27' Composite deck and a lower level patio off the walkout basement.

2776 Sq. Ft.

4 Bedrooms

2.5 Bathrooms

Brentwood

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 hood, dishwasher (Kitchen Aid), and garbage disposal
- Water line provided for icemaker
- Moen, hand held, water faucet
- Pantry with tight mesh shelving
- 7" Shaw Tawny Oak Luxury Vinyl Plank

Family/Great Room

- 42" gas direct vent fireplace with custom mantle and marble 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
- 7" Shaw Tawny Oak Luxury Vinyl Plank

Master Bedroom

- Large walk-in closet
- Tray ceiling
- Ceiling fan with lights
- Pre-wired RG-6 cable and CAT5e phone
- 7" Shaw Tawny Oak Luxury Vinyl Plank

Master Bath

- Adult height, double bowl vanities with quartz tops
- Moen high arch plumbing fixtures
- Separate poured shower with custom tile
- 6' soaking tub
- Enclosed toilet area
- Porcelain tile floor

Entry Foyer

- 7" Shaw Tawny Oak Luxury Vinyl Plank

Powder Room

- Custom furniture vanity with marble top
- 7" Shaw Tawny Oak Luxury Vinyl Plank

Laundry Room

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- 7" Shaw Tawny Oak Luxury Vinyl Plank

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
- 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, 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. rebound carpet cushion on stairs to 2nd floor and basement
- 7" Shaw Tawny Oak Luxury Vinyl Plank on 1st and 2nd floor except second floor bathrooms which are tile
- $3500 lighting package
- 14' x 27' composite deck
- 30-year Architectural shingles
- Sod all disturbed areas
- Landscape package
- Mailbox

Basement

- Optional price available to finish an additional 877 square foot in the basement with a bedroom, family room and a bathroom