KINGBRIDGE HOMES LLC



2452 Pocahontas Pl.

5 bedrooms, 3.5 bathrooms, 3202 sq./ft. total living area, two-story home with an open floor plan, finished basement, and just minutes from Clayton. This 2517sq./ft. home has an additional 685 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, Custom LVP flooring throughout the first, second floor and basement, crown molding, 5 ¼” base throughout the house. Dining room has wainscoting. Kitchen and butler's pantry features 42” cabinets, quartz countertops, and stainless appliances including gas cooktop range, double oven, dishwasher, microwave, vented hood, and beverage cooler. The kitchen and breakfast area flows openly to the spacious family room with 42"gas direct vent 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, 6' separate tiled shower and toilet area, double vanity, large patio and a great lot.

3202 Sq. Ft.
5 Bedrooms
3.5 Bathrooms
Rock Hill

Price:	Status: Sold	MLS#: 21083792

Kitchen and Breakfast Area

- Custom 42” upgraded raised-panel cabinets with crown molding
- Quartz countertops and backsplash
- Butler's pantry with beverage cooler and granite top
- Stainless steel appliances (gas cooktop, double oven, dishwasher, microwave, vented chimney hood, and garbage disposal)
- Moen, hand held, water faucet
- Pantry with tight mesh shelving
- Water line provided for icemaker
- Custom LVP flooring with custom registers

Family/Great Room

- 42" gas direct vent fireplace with custom mantle and custom tile surround
- Custom LVP flooring with custom 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
- Custom LVP flooring with custom registers

Master Bath

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

Dining Room

- Custom wainscoting trim
- Crown molding
- Custom LVP flooring with custom registers

Entry Foyer

- Custom LVP flooring with custom registers

Powder Room

- Custom furniture vanity with marble top
- Custom LVP flooring with custom registers

Laundry Room

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- Custom LVP flooring with custom registers

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
- Ten-year foundation waterproofing warranty
- 2 car front-entry garage with coach lights and concrete driveway
- 9’ first floor ceilings
- 9’ pour in lower level with 4’ x 4’ egress window
- Installed sump pump in basement sump pit
- (2) Zone heating and cooling
- (2) 50 gallon electric hot water heater
- Concrete front walkway
- ENERGYSTAR rated Quaker double hung, Argon filled and Low E vinyl windows
- Cased windows
- Built-in cubbies at garage entrance to house
- Workstation room adjacent to first floor family room
- 5 ¼” base throughout the house
- 3-panel shaker interior doors
- Upgraded "3M Scotchgard Protector" carpet with 8 lb. rebond carpet cushion
- Insulated carriage-style garage door with automatic openers
- 30 year Architectural shingles
- Prewire for 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
- Pre-wired wireless access point
- Front elevation and wainscoting of stone on the sides of the home
- $3,000 lighting allowance
- Fully sodded yard
- Landscape package
- Mailbox
- 14' x 20' Concrete Patio

Basement

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