KINGBRIDGE
HOMES LLC



315 Crest Ave.

5 bedrooms, 3.5 bathrooms, 3,217 sq./ft. total living area, two-story home with an open floor plan, finished basement, just minutes frown downtown Kirkwood. This 2,489 sq./ft. home has an additional 728 sq./ft. of finished basement including a large family room, bedroom, and full bathroom. 2-car detached 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 features 42" cabinets, quartz countertops, and stainless appliances including gas cooktop range, double oven, dishwasher, microwave and vented hood. The kitchen and breakfast area flows openly to the spacious family room with 42"gas direct vent fireplace and custom mantle. Family foyer with built-in cubbies. Second floor laundry room. Zoned HVAC. The spacious master suite has a coffered ceiling, two large closets, soaker tub, separate tiled shower and toilet area, double vanity, oversized paver patio and an usable lot.

3217 Sq. Ft.

5 Bedrooms

3.5 Bathrooms

Kirkwood

Price:	Status: Sold	MLS#:

Kitchen and Breakfast Area

- Custom 42” upgraded raised-panel cabinets with crown molding
- Quartz countertops and backsplash
- 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 marble 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

Master Bath

- Adult height, double bowl vanity with quartz tops
- Moen high arch plumbing fixtures
- Separate 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 detached 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
- 5 ¼” base throughout the house
- 3-panel shaker interior doors
- Upgraded "3M Scotchgard Protector" carpet with 8 lb. rebond carpet cushion
- 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
- $3,500 lighting allowance
- Fully sodded yard
- Landscape package
- Mailbox
- Oversized Paver Patio

Basement

- 728 sq./ft. of finished basement space including a 20' x 15' family room, a 15' x 12' bedroom and full bath.
- Custom LVP flooring