KINGBRIDGE
HOMES LLC



2 Pricemont Drive

This new story and a half home has 3762 sq/ft, 4 Bedrooms, 4 full and 1 half bath. This conveniently located home is on a private cul-de- sac street in Olivette with Ladue Schools. Main floor master suite with a 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, Dacor and Kitchen Aid appliances, walk in pantry. The kitchen opens freely to a wonderful family room with gas 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 the adjoining laundry room. The second floor has 3 large beds, 3 full baths and a large loft area. Outdoor living areas include a 16' x 13' covered rear deck with a vaulted ceiling overlooking the rear yard.

3762 Sq. Ft.

4 Bedrooms

4.5 Bathrooms

Olivette

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
- 36” Kitchen Aid gas cooktop with 6 burners and oven 30” Kitchen Aid double oven, Kitchen Aid Stainless drawer microwave, Kitchen Aid dishwasher
- 42" Dacor refrigerator
- Large walk-in pantry with custom shelving
- Crown molding
- Hardwood Flooring

Family/Great Room

- 42" gas direct vent fireplace with custom mantle and marble surround
- Custom built-in bookcases with LED lighting
- Ceiling fan with light
- Can lighting
- Hardwood Flooring

Master Bedroom

- Crown molding
- Large walk-in closet with custom closet design
- Ceiling fan with light
- Hardwood Flooring

Master Bath

- Separate shower with custom Carrara marble tile, rain head, a separate hand held
- Adult height, double vanities with 8" wide spreads faucets, Quartz tops, and undermount sinks
- Stand alone soaking tub
- Carrara Mable flooring
- Crown molding
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Dining Room

- Shaker style wainscoting
- Crown molding
- Hardwood Flooring
- Can lighting

Entry Foyer

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

Powder Room

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

Laundry Room

- First floor laundry
- Laundry sink in a base cabinet
- Hardwood Flooring
- Electric washer and dryer hookups
- Plenty of flexible space to meet your family's needs

Additional Features

- Three large bedrooms on the 2nd floor - all bedrooms have their own bathrooms
- 9’ first floor ceilings
- Natural stone with Hardie fiber-cement siding/shake exterior
- Custom stained cedar columns
- Large 3+ car garage
- Insulated 8’ carriage-style garage door with straps and handles, and automatic door openers
- Built-in cubbies
- Custom closets on first floor
- Home wiring package from the Sound Room includes phone, cable, and tech tubes
- Custom wide plank hardwood flooring with custom registers throughout the entire home (1st and 2nd floor)
- Three-panel "Shaker" style interior doors
- 5 ¼” base throughout the house
- 3 ¼” cased windows
- (2) Zone high efficiency Lennox heating and cooling systems
- 75-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 a 3/4 bath rough in basement
- 30-year Certainteed Architectural shingles
- Extensive landscape package
- Sod entire property
- Wi-Fi enabled sprinkler system with rain gauge
- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Structural Warranty backed by Liberty Mutual