KINGBRIDGE
HOMES LLC



128 N. Rock Hill Rd.

4 bedrooms, 3.5 bathrooms, 3000 sq./ft., two-story home with an open floor plan. Detached 2-car garage, 9 ft. foundation, 9 ft. first floor ceilings, 5" White Oak job finished hardwood flooring throughout the first and second floor, crown molding, 5 ¼" base throughout the house. Office and dining room has panel molding. 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 with 42" gas direct vent fireplace and custom mantle. Built-in cubbies. Second floor laundry room. Zoned HVAC. The spacious master suite has two large closets, soaking tub, separate 54" poured shower with custom tile, enclosed toilet area and a double vanity. Private oversized concrete patio overlooking the rear yard.

3000 Sq. Ft.

4 Bedrooms

3.5 Bathrooms

Webster Groves

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 (Sharp drawer), Stainless hood, dishwasher (Kitchen Aid), and garbage disposal
- Water line provided for icemaker
- Moen, hand held, water faucet
- Pantry with tight mesh shelving
- 5" White Oak job finished hardwood

Family/Great Room

- 42" gas direct vent fireplace with custom mantle and custom 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
- 5" White Oak job finished hardwood

Master Bedroom

- Coffered Ceiling
- Large walk-in closets
- Ceiling fan with lights
- Pre-wired RG-6 cable and CAT5e phone
- 5" White Oak job finished hardwood

Master Bath

- Adult height, his and hers bowl vanities with quartz tops
- Moen high arch plumbing fixtures
- Custom 54"poured shower with seat (marble and tile surround)
- 6' soaking tub
- Enclosed toilet area
- Porcelain tile floor

Dining Room

- Custom millwork with Crown molding
- 5" White Oak job finished hardwood

Living Room / Study

- Custom wainscoting trim
- Crown molding
- 5" White Oak job finished hardwood

Entry Foyer

- 5" White Oak job finished hardwood

Powder Room

- Custom furniture vanity with marble top
- 5" White Oak job finished hardwood

Laundry Room

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- Custom tile floors

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
- 2-car detached garage, coach lights and concrete driveway
- 8' insulated carriage-style garage door with automatic opener
- 9' first floor ceilings
- 5" White Oak job finished hardwood
- 3-panel shaker interior doors with smooth finish
- 5 1/4" base throughout the house
- Mud Room 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 by The Sound Room
- Upgraded "3M Scotchgard Protector" carpet with 8 lb. rebond carpet cushion
- $6,500 lighting package
- Private oversized concrete patio
- 30-year Architectural shingles
- Fully sodded yard
- Landscape package
- Mailbox

Basement

- Optional price is available to finish an additional 916 plus square foot in the basement with a bedroom, family room and a bathroom