KINGBRIDGE
HOMES LLC



9227 Merritt Ave.

One of seven new homes being built. 4 bedrooms, 2.5 bathrooms, 2275 sq./ft., two-story home with an open floor plan. Front entry 2-car garage, 9 ft. foundation, 9 ft. first floor ceilings, Luxury Vinyl Plank flooring throughout the first and second floor, 5 ¼” base throughout the house. Office/dining room has panel molding. Kitchen and butler's pantry features 42” cabinets, quartz countertops, KitchenAid stainless appliances including gas range, dishwasher, microwave, vented hood. The kitchen and breakfast area flows openly to the spacious family room with 36" gas direct vent fireplace and custom mantle. The entry from garage has built-in cubbies. Second floor laundry room. The spacious master suite has large two walk-in closets, soaking tub, separate 54" shower, enclosed toilet area and a double vanity. Private rear yard with 14" x 20" concrete patio and a great lot.

2275 Sq. Ft.
4 Bedrooms
2.5 Bathrooms
Rock Hill

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, and LED under cabinet lighting
- Quartz countertops and custom 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
- Luxury Vinyl Plank flooring

Family/Great Room

- 36" 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
- Luxury Vinyl Plank flooring

Master Bedroom

- Two Large walk-in closets
- Ceiling fan with lights
- Pre-wired RG-6 cable and CAT5e phone
- Luxury Vinyl Plank flooring

Master Bath

- Adult height, his and hers bowl vanities with quartz tops
- Moen high arch plumbing fixtures
- Separate 54" shower with custom tile
- 6' soaking tub
- Enclosed toilet area
- Porcelain tile floor

Dining Room

- Custom wainscoting trim
- Crown molding
- Luxury Vinyl Plank flooring

Entry Foyer

- Luxury Vinyl Plank flooring

Powder Room

- Custom furniture vanity with marble top
- Luxury Vinyl Plank flooring

Laundry Room

- Located on the second floor
- Laundry sink in a base cabinet with Moen pullout faucet
- Luxury Vinyl Plank flooring

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
- High efficiency heating and cooling
- 50-gallon electric hot water heater
- ENERGYSTAR rated Quaker, 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
- $3000 lighting package
- 14' x 20' concrete patio
- 30-year Architectural shingles
- Fully sodded lot
- Landscape package
- Mailbox