KINGBRIDGE HOMES LLC



901 Simmons Ave.

5 bedrooms, 3.5 bathrooms, 3,443 sq./ft. total living area, two-story home with an open floor plan, finished basement, and a detached 2-car garage. This 2,489 sq./ft. home will have 954 sq./ft. of finished basement including a large family room, bedroom, and full bathroom. Conveniently located on a great street in Kirkwood. 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, some crown molding, 5 ¼” base throughout the house. Dining room has wainscoting. Kitchen features 42” cabinets, granite countertops, and stainless appliances including gas range, dishwasher, and microwave. The kitchen has a butler’s pantry, and the breakfast area flows openly to the spacious family room with 42" wood burning fireplace. Mudroom with coat closet and built-in cubbies. Second floor laundry room with a sink. The spacious master suite has a coffered ceiling, walk-in closets, soaker tub, separate tiled shower and toilet area, double vanity, and more. This home will be completed around December 2015.

3443 Sq. Ft.
5 Bedrooms
3.5 Bathrooms
Kirkwood

Price:	Status: Sold	MLS#: 15050758

Kitchen and Breakfast Area

- Custom 42” upgraded raised-panel cabinets with crown molding
- Granite countertops and backsplash
- Breakfast bar
- Stainless steel Whirlpool Gold appliances (range, dishwasher, microwave, and garbage disposal)
- Moen, hand held, water faucet
- Pantry with tight mesh shelving
- Water line provided for icemaker
- ¾” job-finished oak hardwood flooring with inlaid registers

Family/Great Room

- 42" wood burning fireplace with custom mantle and granite surround
- ¾” job-finished oak hardwood flooring with custom inlaid registers
- Ceiling fan with lights
- Can lighting
- Pre-wired for cable and phone

Master Bedroom

- Master suite
- Walk-in closets
- Ceiling fan with lights
- Pre-wired for cable and phone

Master Bath

- 6' soaking bathtub
- Separate shower with custom tile
- Adult height, double bowl vanity with granite top
- Moen high arch plumbing fixtures
- Ceramic tile floor

Dining Room

- Crown molding
- Wainscoting
- ¾” job-finished oak hardwood flooring with custom inlaid registers

Living Room / Study

- 13'6" x 11' living room or study on the first floor
- ¾” job-finished oak hardwood flooring with custom inlaid registers

Entry Foyer

- Rear mudroom with coat closet and built-in cubbies
- ¾” job-finished oak hardwood flooring with custom inlaid registers

Powder Room

- Pedestal sink
- Moen high arch plumbing fixtures
- ¾” job-finished oak hardwood flooring with custom inlaid registers

Laundry Room

- Located on the second floor
- Ceramic flooring
- Laundry sink in a base cabinet with upper cabinet for additional storage

Additional Features

- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- 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
- (2) Zone heating and cooling
- 80 gallon electric hot water heater
- 12’ x 16’ concrete patio
- Concrete front walkway
- ENERGYSTAR rated Ply Gem vinyl windows with Low E glass.
- 5 ¼” base throughout the house
- Five-panel, smooth, interior doors
- Insulated carriage-style garage door with automatic openers
- 30 year Architectural shingles
- Prewire for ceiling fans with lights in all bedrooms
- Home wiring package including some phones & cable outlets, some surround sound, wireless access point and tech tubes
- $2,000 lighting allowance
- Sod in all disturbed areas
- Landscape package
- Mailbox

Basement

- Finished basement including large family room area, bedroom, and a full bathroom