KINGBRIDGE
HOMES LLC



545 S. Clay Ave.

4361 Sq. Ft.

5 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 14052450

Kitchen and Breakfast Area

- Kitchen opens freely to the family room
- Custom 42” cabinets with crown molding
- Granite countertops with under mount sink
- Custom tiled backsplash
- Moen, hand held, water faucet
- Stainless steel appliances (double oven, gas cook top, dishwasher, microwave, and garbage disposal)
- Water line provided for icemaker
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Crown molding
- Butlers pantry with beverage center or wine refrigerator

Family/Great Room

- Crown molding
- Gas direct vent fireplace with custom mantle
- Pre-wired for ceiling fan with lights
- Pre-wired HDMI, cable and surround sound
- ¾” job finished oak hardwood flooring with custom inlaid registers

Master Bedroom

- Crown molding
- Coffered ceiling
- Two large walk-in closets
- Pre-wired for ceiling fan with lights
- Pre-wired for phone and cable

Master Bath

- Jacuzzi jetted bathtub
- Separate shower with custom tile
- 3/8” heavy glass signature pivot shower enclosure – oil rubbed bronze handle, clear glass
- Adult height, double bowl vanity
- Widespread Moen Kingsley oil rubbed bronze plumbing fixtures
- Ceramic tile flooring
- Crown molding

Dining Room

- Crown molding
- Wainscoting
- Ceiling medallion
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Cased openings

Living Room / Study

- Crown Molding
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Cased openings

Entry Foyer

- There is a front foyer area with Crown Molding, ¾” job finished oak hardwood flooring with custom inlaid registers, and cased openings
- There is a rear "Family Foyer/Mud Room" are designed as a "catch-all for your family. It has a coat closet and built in cubbies.

Powder Room

- Furniture sink with granite or marble top and undermount sink
- Moen Kingsley widespread fixtures
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Crown molding

Laundry Room

- Located on the second floor
- Ceramic tile floor
- 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
- Traditional front elevation with cultured stone
- 9’ first floor ceilings
- 9’basement pour
- 2-car detached oversized garage with coach lights
- Exterior steps lead to "unfinished" bonus space above the garage, suitable for storage or future finish
- Insulated 8’ carriage-style garage door with hardware and automatic door openers
- (2) Zone heating and cooling
- (2) 50 gallon hot water heaters
- Custom painted doors with casing
- 5 ¼” base throughout the house
- PlyGem double hung, Low-E windows with grills with wood returns and casing
- 8’ x 32’ covered front porch, wired for two ceiling fans and porch swing
- Pre-wired for ceiling fan with lights in all bedrooms
- $3,000 lighting allowance
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- 30 year Architectural shingles
- Some underground utilities
- Landscape package with sod in all disturbed areas yard
- Exposed aggregate patio
- Mailbox

Basement

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- Finished lower level includes a 3/4 bath, bedroom with egress window, and large open family room area
- approximately 1,225 sq./ft. of finished living area.
- Pre-wired for TV and surround sound