KINGBRIDGE HOMES LLC



120 E. Sarah Ave.

4 bedrooms, 2.5 bathrooms, 2,383 sq./ft., two-story home with a 2-car garage. Large 75' wide x 200' deep lot conveniently located 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 range, dishwasher, and microwave. The kitchen and breakfast area flows openly to the spacious family room with 42" wood burning fireplace and custom mantle. The flexible "family center" room adjacent to the family room is perfect for a home office or children's playroom. Second floor laundry room. The spacious master suite has a coffered ceiling, two large closets, soaker tub, separate tiled shower and toilet area, double vanity, and more. 9' foundation with rough-in bathroom and an egress window for future finish.

2383 Sq. Ft.

4 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 13048158

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 custom 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
- Pre-wired for T.V. over the fireplace

Master Bedroom

- Coffered ceiling (optional)
- Two Large 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
- 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

- 8' x 10 ' "Family Center" room is located off of the family room
- Opening in the wall opens the room to the family room
- Ideal for a home office or play room for children

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 tile

Additional Features

- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- 2 car front-entry 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
- 50 gallon electric hot water heater
- Rough in bathroom in basement for future finish
- 12’ x 16’ concrete patio
- Concrete front walkway
- ENERGYSTAR rated Ply Gem vinyl windows with Low E glass.
- Cased windows with painted wood windowsills
- 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 with CAT5e phone and RG-6 cable outlets in most rooms
- $2,000 lighting allowance
- Sod in all disturbed areas
- Landscape package
- Mailbox

Basement

- 8'10 foundation
- Egress window
- Roughed in plumbing for future finish