KINGBRIDGE
HOMES LLC



404 W. Rose Hill Ave

4 bedrooms, 2.5 bathrooms, 2,358 sq./ft., two-story home with an open floor plan and a detached 2-car garage. Large 50' wide x 236' 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 has a butler's pantry, and the breakfast area flows openly to the spacious family room with 42" wood burning fireplace and custom mantle. Second floor laundry room. The spacious master suite has a coffered ceiling, large walk-in closet, 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.

2358 Sq. Ft.

4 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#:

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

Master Bedroom

- Master suite
- Large walk-in closet
- 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

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

Powder Room

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- 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

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
- 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