KINGBRIDGE HOMES LLC



315 S. Harrison Ave.

This 5 bed, 4.5 bath, approximately 3,800 sq./ft. (total living area - including the finished basement) two story home with finished basement is conveniently located within walking distance of downtown Kirkwood. Open floor plan. 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, crown molding, cased windows, cased openings and 5¼” base. Dining room has wainscoting. Kitchen features 42” cabinets, granite counter tops, tile backsplash, and stainless KitchenAid appliances including a gas cooktop, double ovens, dishwasher, and microwave. Family foyer area off garage will feature built in cubbies. Kitchen and breakfast areas flow openly to the spacious family room with 42" wood burning fireplace. Second floor laundry room with sink and cabinet base. The large master suite has a tray ceiling, two walk-in closets, Jacuzzi tub, separate tiled shower, his and hers vanities, and more. Act now and still make many of the color selections!

3800 Sq. Ft.

5 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 13017051

Kitchen and Breakfast Area

- Custom 42” upgraded raised-panel cabinets with crown molding
- Granite countertops
- Custom tile backsplash
- Large center island with breakfast bar overhang
- Stainless steel KitchenAid appliances (double oven,gas cook top, dishwasher, microwave, and garbage disposal)
- Moen, hand held, water faucet
- Large pantry with tight mesh shelving
- Water line provided for icemaker
- ¾” job-finished oak hardwood flooring with custom inlaid registers
- Can lighting
- Crown molding

Family/Great Room

- Crown molding
- 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 and 5.1 surround sound

Master Bedroom

- Large master suite
- Crown molding
- Tray ceiling
- Two Large walk-in closets
- Ceiling fan with lights
- Pre-wired for cable and phone

Master Bath

- Crown molding
- Jetted bathtub
- Separate shower with custom tile
- Adult height, his and hers vanities with granite or marble tops and undermount sinks
- Moen high arch plumbing fixtures
- Ceramic tile floor

Dining Room

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

Entry Foyer

- The transition room between the garage and the kitchen with have built-in cubbies and bench seating for storage
- Large coat closet
- ¾” job-finished oak hardwood flooring with custom inlaid registers
- Crown molding

Powder Room

- Decorative furniture sink with granite countertop
- Crown molding
- Moen high arch plumbing fixtures
- ¾” job-finished oak hardwood flooring with custom inlaid regis

Laundry Room

- Located on the second floor
- Ceramic tile
- Laundry sink built in base cabinet

Additional Features

- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- Finished basement with family room, bedroom and full bath
- 2 car front-entry garage with coach lights and concrete driveway
- 9’ first floor ceilings
- 9’ foundation pour in lower level with egress window
- (2) Zone heating and cooling
- 50 gallon high efficiency gas hot water heater
- 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
- $2,800 lighting allowance
- Fully sodded yard
- 12' x 16' concrete patio
- Landscape package
- Mailbox

Basement

- Family room
- Bedroom
- Full bathroom
- Can lighting
- Pre-wired for cable and phone
- Pre-wired for T.V. and 5.1 surround sound