KINGBRIDGE
HOMES LLC



9135 Clayton Rd.

New, approx. 3,700 sq./ft., 4 Bed, 3 ½ bath home on large (38,752 sq./ft.) lot in Ladue. Builder is in the process of working on the house plans. Act now to make selections. Fiber cement exterior. First floor master suite with vaulted ceiling, Jacuzzi tub, separate tiled shower, double vanity and his and her closets. Three second floor bedrooms with large, vaulted “teen suite.” Open floor plan, 9 ft. first floor ceilings, job finished hardwood floors on first floor, crown molding, cased windows and openings, and 5 1/4" base. The dining room has wainscoting. Kitchen features 42" cabinets, granite countertops, tiled backsplash; stainless appliances including double ovens, gas cook top, dishwasher and microwave. 18' x 16' great room with 42” fireplace and custom mantle with built-in bookcases overlooks private yard. First floor mudroom/laundry room with built-in cubbies. Covered front and rear porches. Large composite deck leads to private back yard. Courtyard 3-car garage plan.

3700 Sq. Ft.

4 Bedrooms

Ladue

Price: Status: Sold MLS#: 12061754

Kitchen and Breakfast Area
- Center island and separate breakfast bar
- Custom 42” cabinets with crown molding
- Under cabinet lighting
- Granite countertops with stainless steel under mount sink
- Custom tiled backsplash
- Moen, hand held, water faucet
- KitchenAid 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
- 42" wood burning fireplace with granite surround and custom mantle
- Walk-in pantry

Family/Great Room
- Crown molding
- 42" wood burning fireplace with granite surround and custom mantle
- Pre-wired for ceiling fan with lights
- Can lighting
- Pre-wired cable and surround sound
- ¾” job finished oak hardwood flooring with custom inlaid registers

Master Bedroom
- Crown molding
- Tray ceiling
- Large walk-in closet
- Pre-wired for ceiling fan with lights
- Pre-wired for phone and cable

Master Bath
- Jetted bathtub
- Separate shower with custom tile
- Adult height, double vanity with 8" spreads, granite tops, undermount sinks, and a knee space
- 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

Entry Foyer
- Solid oak exposed stair treads and risers with custom wrought iron spindles
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Wainscoting

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
- First floor laundry
- Laundry sink built in cabinet with matching wall cabinet
- Ceramic tile floor
- Electric washer and dryer hookups
- Cubbies with bench seating

Additional Features
- Second floor "teen suite with vaulted ceiling, rre-wired for ceiling fan with lights, and pre-wired for phone and cable
- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- Fiber cement exterior siding
- 9’ first floor ceilings
- 9’basement pour with sump pit and pump
- Courtyard garage plan with one single bay and a 2-car side entry, garage with coach lights
- (2) Zone heating and cooling
- 50 gallon hot water heater
- All bathrooms to have Moen Kingsley, oil rubbed bronze faucets and fixtures, and elongated toilets
- Moentrol valves in all showers and baths
- Americast tubs in the secondary bathrooms
- Five-panel, arched top interior doors with 3 1/2” casing
- 5 ¼” base throughout the house
- Ply GEM Low E with argon, Energystar rated vinyl windows with grills
- Wood cased windows
- Full bath rough-in in the basement for future finish, including grinder pump necessary for hung plumbing
- Pre-wired for ceiling fan with lights in all bedrooms
- All closets to have "clothes-mesh" wire shelving
- $3,500 lighting allowance
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- Insulated 8’ carriage-style garage door with straps and handles, and automatic door openers
- 30 year Architectural shingles
- Some underground utilities
- Composite deck
- Landscape package
- Sod disturbed areas
- Mailbox