KINGBRIDGE
HOMES LLC



850 Wood Ave.

This 4 bed, 2.5 bath, 3,513 sq./ft. two story home with third floor bonus space ideal for a home office or play room Conveniently located on a wonderful 60' x 245' walk out lot on a great street in Kirkwood. Open floor plan. 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, crown molding, cased windows, cased openings and 5 ¼" base. Dining room has wainscoting. Kitchen features 42" cabinets, granite counter tops, tile backsplash, and stainless appliances including gas range, 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 base. The master suite has a tray ceiling, two walk-in closets, Jacuzzi tub, separate tiled shower, his and hers vanities, and more. This home has a walkout basement with patio and a large composite deck off the breakfast room.

3513 Sq. Ft.

4 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 12027667

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 appliances (range, 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

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 and surround sound

Master Bedroom

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

Master Bath

- 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 regis

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 regis

Powder Room

- Decorative furniture sink with granite countertop
- 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
- 2 car front-entry garage with coach lights and concrete driveway
- 9’ first floor ceilings
- Walk out foundation with 9’ pour in lower level with egress window and sliding door
- (2) Zone heating and cooling
- 50 gallon gas hot water heater
- Rough in bathroom in basement for future finish
- 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
- $2,500 lighting allowance
- Sod in all disturbed areas
- Landscape package
- Mailbox