KINGBRIDGE
HOMES LLC



953 N. Harrison Ave.

4 bedroom, 2.5 bath, 2,932 sq./ft. two story home conveniently located in Kirkwood. Open floor plan. 9 ft. first floor ceilings, job finished hardwood floors throughout the first floor, some crown molding, cased windows, cased openings and 5 ¼” base. Dining room has wainscoting. Kitchen features 42” cabinets, granite countertops, tile backsplash, and stainless appliances including gas range, dishwasher, and microwave. The kitchen and 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, two walk-in closets, a Jacuzzi tub, separate oversized tiled shower, his and hers vanities, and more.

2932 Sq. Ft.

4 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 11051761

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

- Coffered 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
- Moen high arch plumbing fixtures
- Ceramic tile flooring

Dining Room

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

Entry Foyer

- Large coat closet
- Plenty of room for built-in cubbies or a planning desk
- ¾” job-finished oak hardwood flooring with custom inlaid registers

Powder Room

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

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
- 9’ pour in lower level with 4’ x 4’ egress windows
- (2) Zone heating and cooling
- 50 gallon gas 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