KINGBRIDGE HOMES LLC



21 Magnolia Dr.

Wonderful new 4 bedroom 3.5 bath, 2,833 sq./ft. story and a half home conveniently located in Ladue. One of four newer homes in a row on Magnolia Dr. Home features a wonderful open floor plan, first floor master suite and two-story entry foyer. Luxury master suite features an oversized walk-in closet, his and hers vanities, a Jacuzzi tub, and separate custom tiled shower. The upscale kitchen opens to the breakfast room and family room with 42" wood burning fireplace and custom mantle with granite surround. Kitchen has 42” custom cabinets, center island, granite countertops, custom tiled backsplash, and stainless appliances including gas cook top and double ovens. Among the many amenities are 9 ft. first floor ceilings, job finished hardwood floors throughout first floor, 5 1/4" crown molding, 3 1/4" cased windows and cased openings and 5 ¼ baseboards. Dining room has wainscoting. First floor laundry and mud room. 9’ foundation with rough-in bathroom and egress window for future finish. Private, fully sodded yard with exposed aggregate patio.

2833 Sq. Ft.

4 Bedrooms

Ladue

Price:	Status: Sold	MLS#: 11023633

Kitchen and Breakfast Area

- Center island
- 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

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

- Corner Jacuzzi jetted bathtub
- Separate shower with custom tile
- Adult height, his and hers vanities with 8" spreads, granite tops, and undermount sinks
- 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

Additional Features

- 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
- 2-car side entry, garage with coach lights
- (2) Zone heating and cooling
- (1) Tankless hot water heater
- All bathrooms to have Moen Kingsley, oil rubbed bronze faucets and fixtures, and American
- Standard elongated toilets
- Moentrol valves in all showers and baths
- Americast tubs in the secondary bathrooms
- Two-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
- $2,500 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
- 350 sq. ft. aggregate patio
- Landscape package
- Sod entire yard
- Sprinkler system
- Mailbox