KINGBRIDGE HOMES LLC



9411 Parkside

Great Brentwood location, across the street from Tilles Park, this 3,018 sq. ft. two-story traditional home features an open floor plan, 4 bedrooms, 3.5 baths, 2-car garage and much more. Among the amenities are 9 ft. first floor ceilings, job finished hardwood floors throughout first floor, crown molding, cased windows, cased openings and 5 ¼ base. Dining and living room/study with wainscoting, family room with six-window bay, gas fireplace with custom mantle, separate desk area, butler's pantry with beverage center and granite countertop. Kitchen has a large island, 42" cabinets, granite countertops, tiled backsplash; stainless appliances including double ovens, gas cook top, dishwasher, and microwave. Luxury master suite with sitting area, coffered ceiling, and oversized walk-in closet. Master bath has a double vanity, jetted tub, and separate tiled shower. Basement has a 9ft. foundation with roughed in plumbing and two egress windows. DECEMBER 2010 COMPLETION!

3018 Sq. Ft.

4 Bedrooms

Brentwood

Price:	Status: Sold	MLS#:

Kitchen and Breakfast Area

- Breakfast room bay window
- Custom 42” cabinets with crown moulding
- Granite countertops with under mount sink
- Custom tiled backsplash
- Moen, hand held, water faucet
- Stainless steel appliance package (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

- 6-window bay window
- Crown molding
- 42” Gas direct vent fireplace with custom mantle
- Pre-wired for ceiling fan with lights
- Pre-wired cable, Cat5E, HDMI and 5.1 surround sound
- ¾” job finished oak hardwood flooring with custom inlaid registers

Master Bedroom

- Crown molding
- Coffered 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 bowl vanity
- Moen Kingsley upgraded plumbing fixtures
- Ceramic tile flooring

Dining Room

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

Living Room / Study

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

Entry Foyer

- Solid oak exposed stair treads and risers with custom wrought iron spindles to 2nd floor
- ¾” job finished oak hardwood flooring with custom inlaid registers

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

Laundry Room

- 1st floor laundry
- Laundry sink built in cabinet with matching wall cabinet
- Ceramic tile floor

Additional Features

- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- 42” wood front door with glass
- Traditional brick-front elevation
- 9’ first floor ceilings
- 9’basement pour with 4040 egress windows
- 2+ car oversized garage with coach lights
- Insulated 8’ carriage-style garage door with hardware and automatic door openers
- (2) Zone heating and cooling and (1) 50 gallon hot water heater
- Custom painted doors with 3 ¼” casing
- 5 ¼” base throughout the house
- Alenco vinyl windows with grills, wood jams, and cased openings
- Full bath rough-in in the basement for future finish
- Covered front porch
- Ceiling fans with light kits in all bedrooms
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- 30 year Architectural shingles
- Some underground utilities
- 12’ x 16’ concrete patio
- Landscape package with full sod coverage
- Mailbox