KINGBRIDGE
HOMES LLC



611 Foote Ave.

Beautiful NEW home on a spacious 80’ x 175’ lot in Webster Groves. 3,136 sq. ft., 4 bed, 3.5 bath, traditional home with an open floor plan, an attached 2-car garage, and much more. 9 ft. first floor ceilings, job finished hardwood floors, 5 ¼ base, cased windows, crown molding on the first floor, and dual zone heating and cooling. Dining room has wainscoting and connects to a butler’s pantry with granite countertop, wine cooler and cabinetry above. Upscale kitchen features 42” custom cabinets, granite countertops, tiled backsplash, stainless steel Jenn-Air appliances including double ovens and a gas cook top. Spacious 19’ x 26’ great room with gas fireplace and custom mantle overlooks private rear yard. Convenient 2nd floor laundry. Luxury master suite with coffered ceiling, his and her closets, Jacuzzi tub, and separate custom tiled shower. The 8’ x 32’ covered front porch is complete with ceiling fans and a porch swing. Patio overlooks fully sodded yard. FEBRUARY 2010 Completion.

3136 Sq. Ft.

4 Bedrooms

Webster Groves

Price:	Status: Sold	MLS#: 90059451

Kitchen and Breakfast Area
- Center Island
- Breakfast room bay window
- Custom 42” cabinets with crown molding
- Granite countertops with under mount sink
- Custom tiled backsplash
- Can lighting
- Moen, hand held, water faucet
- Jenn-Air stainless steel appliance package (double oven, gas cook top, dishwasher, microwave, and garbage disposal)
- Water line provided for icemaker
- Crown molding
- ¾” job finished oak hardwood flooring with custom inlaid registers

Family/Great Room
- Crown molding
- Can lighting
- 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
- Two large walk-in closets
- Ceiling fan with light kit
- Pre-wired for phone and cable

Master Bath
- Jacuzzi jetted bathtub
- Separate shower with custom tile
- Adult height, double bowl vanity
- Widespread Moen Kingsley upgraded plumbing fixtures
- Ceramic tile flooring
- Crown molding

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
- Crown molding

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
- Located on the second floor laundry
- Ceramic tile floor

Additional Features
- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- 9’ first floor ceilings
- 9’basement pour with 4040 egress window
- 2+ car 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
- ENERGYSTAR rated Alenco vinyl windows with Low E glass.
- Full bath rough-in in the basement for future finish
- 32' x 8' 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
- Landscape package with full sod coverage
- Aggregate patio
- Mailbox