KINGBRIDGE HOMES LLC



415 E. Monroe Ave.

NEW home within walking distance of downtown Kirkwood. 4,129 TLA, two-story home with, 5 beds, 4.5 baths, 2-car detached garage with bonus space above, and more. 9 ft first floor ceilings, job finished hardwood floors on first floor, crown molding, cased windows and openings, and 5 ¼" base. Dining room has wainscoting and connects to a butler's pantry with granite countertop and wine cooler. Kitchen features 42" cabinets, granite countertops, tiled backsplash; stainless appliances including double ovens, gas cook top, dishwasher and microwave. 19' x 26' great room with gas fireplace and custom mantle overlooks private yard. 2nd floor laundry. Master suite with coffered ceiling, Jacuzzi tub, separate tiled shower, and his and her closets. 8' x 32' covered front porch with ceiling fans and a porch swing. Approx. 900 sq. ft. of additional finished space in the basement features a large family room, bedroom, and a full bath. JANUARY 2010 Completion.

4129 Sq. Ft.

5 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 90052938

Kitchen and Breakfast Area
- Custom 42” cabinets with crown molding
- Granite countertops with under mount sink
- Custom tiled backsplash
- Moen, hand held, water faucet
- 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
- Gas direct vent fireplace with custom mantle
- Pre-wired for ceiling fan with lights
- Pre-wired cable and surround sound
- ¾” job finished oak hardwood flooring with custom inlaid registers

Master Bedroom
- Crown molding
- Coffered ceiling
- Two large walk-in closets
- Pre-wired for ceiling fan with lights
- Pre-wired for phone and cable

Master Bath
- Jacuzzi jetted bathtub
- Separate shower with custom tile
- 3/8” heavy glass signature pivot shower enclosure – polished chrome, clear glass
- 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
- Cased openings

Living Room / Study
- Crown Molding
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Cased openings

Entry Foyer
- Solid oak exposed stair treads and risers with custom wrought iron spindles
- Crown molding
- 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
- Crown molding

Laundry Room
- Located on the second floor
- Ceramic tile floor

Additional Features
- 1-year Kingbridge warranty on workmanship
- Ten-year Quality Builders Warranty backed by Liberty Mutual
- Traditional brick-front elevation
- 9’ first floor ceilings
- 9’basement pour
- 2-car detached oversized garage with coach lights
- (2) Zone heating and cooling and (1) 50 gallon hot water heater
- Custom painted doors with casing
- 5 ¼” base throughout the house
- Capital vinyl windows with grills with wood cased windows, drywall returns and painted wood windowsills
- Full bath rough-in in the basement for future finish
- 8’ x 32’ covered front porch with ceiling fans and porch swing
- Pre-wired for ceiling fan with lights in all bedrooms
- $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 hardware and automatic door openers
- 30 year Architectural shingles
- Some underground utilities
- Landscape package with sod in all disturbed areas yard
- Exposed aggregate patio
- Mailbox