KINGBRIDGE
HOMES LLC



626 Evans Ave

The charm of an established Kirkwood neighborhood and on a spacious 100’ x 148’ foot lot! 3,018 sq. ft. two-story traditional home features an open floor plan, 4 bedrooms, 3.5 baths, 2-car side entry 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 Jenn-Air 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, Jacuzzi tub, and separate tiled shower. Basement has a 9ft. foundation with roughed in plumbing and two egress windows.

3018 Sq. Ft.

4 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 90044777

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 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
- Six window bay
- Gas direct vent fireplace with 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
- job finished oak hardwood flooring with custom inlaid registers

Master Bedroom
- Sitting area
- Crown molding
- Coffered ceiling
- Large walk-in closet
- Pre-wired for ceiling fan with lights
- 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 regis

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
- Crown molding
- Wainscoting
- 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
- First 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
- Traditional brick-front elevation
- 9’ first floor ceilings
- 9’basement pour
- 2-car oversized, side entry garage with coach lights
- Insulated 8’ carriage-style garage door with hardware and automatic door openers
- Covered front porch
- (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
- Ceiling fans with lights in all bedrooms
- $2,500 lighting allowance
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- 30 year Architectural shingles
- Some underground utilities
- Landscape package with sod in all disturbed areas yard
- Exposed aggregate patio
- Mailbox