KINGBRIDGE
HOMES LLC



2501 High School Dr.

One of many NEW homes on the street, this 3,500+ sq./ft. home is situated on a spacious 281 ft. deep lot. This two-story traditional brick front home with front porch and 2nd floor balcony features an open floor plan, 4 bedrooms, 3 full and 2 half baths, and a partially finished LL. The 2+car oversized garage has plenty of room for storage and features a 2nd floor for future finish. 9 ft. 1st floor ceilings, Brazilian cherry hardwood floors, crown molding, cased windows and openings, 7 1/4" baseboards, and more. The wainscoted dining room flows to a butler's pantry with 42" cabinetry and granite countertops, to the gourmet kitchen with an oversized granite island, 42" cabinetry, tiled backsplash with under cabinet lighting, stainless appliances including a gas cook top and double ovens. The breakfast room has a gas fireplace with custom mantle. The master suite has a huge walk-in closet, custom-tiled shower with body sprays and bench seat, double vanity, soaking tub and linen closet.

3500 Sq. Ft.

4 Bedrooms

Brentwood

Price:	Status: Sold	MLS#: 90017792

Kitchen and Breakfast Area
- Custom 42” cabinets with crown molding
- Granite countertops with under mount sink
- Custom tiled backsplash
- Huge oversized island
- Elkay, hand held, water faucet
- Stainless steel appliances (double oven, gas cook top, dishwasher, and garbage disposal)
- Water line provided for icemaker
- ¾” Brazilian cherry flooring with decorative floor registers
- Gas direct vent fireplace with custom mantle
- Can lighting

Family/Great Room
- Crown molding
- Ceiling fan with lights
- Can lighting
- Pre-wired cable and surround sound
- ¾” Brazilian cherry flooring with decorative floor registers

Master Bedroom
- Crown molding
- Large walk-in closet
- Ceiling fan with lights
- Pre-wired for phone and cable

Master Bath
- Oversized, custom tiled shower with body sprays and bench seat
- Large soaking tub
- Adult height, custom stone vanity with under mount sinks and knee area
- Moen upgraded plumbing fixtures
- Ceramic tile flooring

Dining Room
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- Crown molding
- 5 ¼” butterfly cased openings
- Wainscoting
- Ceiling medallion
- ¾” Brazilian cherry flooring with decorative floor registers

Living Room / Study
- Crown Molding
- 5 ¼” butterfly cased openings
- Wainscoting
- ¾” Brazilian cherry flooring with decorative floor registers

Entry Foyer
- Wainscoting
- 5 ¼” butterfly cased openings
- Stained staircase with carpet runner and custom wrought iron spindles
- ¾” Brazilian cherry flooring with decorative floor registers

Powder Room
- Pedestal sink
- Moen fixtures
- ¾” Brazilian cherry flooring with decorative floor registers

Laundry Room
- Located on the first floor
- Ceramic tile flooring
- Bi-pass closet

Additional Features
- 1-year Kingbridge warranty on workmanship
- Traditional brick-front elevation with covered porches on the 1st and 2nd floors
- 2+-car detached oversized garage with coach lights and stairs to attic space for future finish or additional storage
- 9’ first floor ceilings
- 9’basement pour
- (2) Zone heating and cooling
- (1) 50 gallon high-efficiency hot water heater
- 7 ¼” first floor base and 5 ¼ “ on the 2nd floor Andersen, Silverline vinyl windows with grills
- Wood cased windows, drywall returns and painted wood windowsills
- Home wiring package with CAT5e phone and RG-6 cable outlets in most rooms
- Alarm system
- Sump pit and pump
- 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
- Partially fenced yard
- Mailbox