KINGBRIDGE
HOMES LLC



950 Wood

Beautiful NEW home in a prime Kirkwood location on a spacious, private lot! 2,800+ square feet with an open floor plan, 4 bedrooms, 2 ½ baths, an attached 2-car garage and much more… 9 ft first floor ceilings, job finished hardwood floors, 5 ¼ base throughout, cased windows, crown molding on entire first floor, master bedroom & bath, luxury master suite, and dual zone heating and cooling! Dining room with wainscoting, formal living room/study with wainscoting, a family room with six-window bay, gas fireplace with custom mantle, separate desk area, butler's pantry with beverage center and granite countertop. Beautiful gourmet kitchen with 42" custom cabinets, granite countertops, and stainless steel, Jenn-Air appliances including double ovens and gas cook top. Adjoining breakfast room leads to a 12' x 16' composite deck overlooking a private rear yard. Spacious master suite complete with a sitting room, two walk-in closets, and a luxury master bath with adult-height double bowl sink including, Jacuzzi tub and separate custom tiled shower. 9ft. basement foundation.

2880 Sq. Ft.

4 Bedrooms

Kirkwood

Price:	Status: Sold	MLS#: 90002289

Kitchen and Breakfast Area

- Breakfast room bay window
- 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

- 6’ bay window
- Crown molding
- Gas direct vent fireplace with custom mantle
- Pre-wired for ceiling fan with lights
- Pre-wired cable and surround sound 5.1
- 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
- Adult height, double bowl vanity
- 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
- 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
- Crown Molding
- ¾” job finished oak hardwood flooring with custom inlaid registers

Laundry Room

- 1st floor laundry
- Laundry sink build in 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 window
- 2+ car attached garage with coach lights
- (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
- 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
- Covered front porch
- 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
- 12’ x 16’ composite deck with steps to rear yard
- Landscape package with sod in all disturbed areas yard
- Mailbox