KINGBRIDGE HOMES LLC



2515 High School Dr.

A NEW home with the charm of an established neighborhood and all the modern conveniences, on a spacious 281 foot deep lot! 3,136 Sq Ft. two-story traditional brick-front home features an open floor plan, 4 bedrooms, 3.5 baths with jack-n-jill bath, 2+ car detached garage and much more. Among the many amenities are 9 ft first floor ceilings, job finished hardwood floors throughout first floor, crown moulding, cased windows, cased openings and 5 ¼ baseboards. Dining room has wainscoting and connects to a butler's pantry/beverage center with granite countertops and custom cabinetry. Upscale kitchen features 42" custom cabinets, granite countertops, custom tiled backsplash, stainless appliances including double ovens and a breakfast bar opening into the breakfast room and great room. Spacious 19' x 26' great room with gas fireplace and custom mantle overlooks private rear yard with exposed aggregate patio. 2nd floor laundry. Luxury master suite with coffered ceiling, his and her closets, a Jacuzzi tub and separate custom tiled shower. Fully sodded yard with sprinkler system coverage.

3136 Sq. Ft.

4 Bedrooms

Brentwood

Price:	Status: Sold	MLS#: 80009922

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

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
- Adult height, double bowl vanity
- Moen Kingsley upgraded plumbing fixtures
- Ceramic tile flooring
- Crown mol

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
- ¾” job finished oak hardwood flooring with custom inlaid registers
- Crown Mol

Powder Room

- Furniture sink with granite or marble top and undermount sink
- Crown molding
- Moen Kingsley widespread fixtures
- ¾” job finished oak hardwood flooring with custom inlaid registers

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
- In-ground sprinkler system
- Mailbox