KINGBRIDGE
HOMES LLC



2509 High School Dr.

The charm of an established neighborhood with all the modern conveniences you desire – plus 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, 2+ car detached garage and much more…living room, separate dining room, great room, high-end kitchen, and luxury master suite. 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 with granite countertop, wine cooler and cabinetry above. Upscale kitchen features 42" custom cabinets, granite countertops, custom tiled backsplash, stainless appliances including double ovens, and breakfast bar opening into breakfast room and great room. Spacious 19' x 26' great room with gas fireplace and custom mantle overlooks private rear yard. Upstairs you will find a convenient 2nd floor laundry and luxury master suite with Jacuzzi bath and separate custom tiled shower, coffered ceiling and his and her closets. The 8' x 32' covered front porch is complete with ceiling fans and a porch swing. Large rear exposed aggregate patio overlooks fully sodded yard complete with sprinkler system.

3136 Sq. Ft.

4 Bedrooms

Brentwood

Price:	Status: Sold	MLS#: 80009561

Kitchen and Breakfast Area

- Custom 42” cabinets with crown moulding
- 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 moulding
- 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 moulding
- 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

Dining Room

- Crown moulding
- Wainscoting
- Ceiling medallion
- ¾” job finished oak hardwood flooring with custom inlaid registers

Living Room / Study

- Crown Moulding
- 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
- 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

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