

115 KNIGHT BRIDGE DRIVE – VENETIA, PA OUTSTANDING FEATURES



OPULENCE AT ITS FINEST

- Amazing 4 bedroom, 5 bath custom built home in the prestigious Hamlet of Springdale community
- Professionally coordinated color palette, beautiful stone and brick work completed by multi-generational masonry artisans
- Breathtaking 2-story foyer includes a handcrafted staircase and wrought iron spindles
- 8' front door is a grand entrance for guests or to welcome you home
- Soaring ceilings throughout the first floor, with box beam ceiling and stone fireplace in the two-story great room
- Fabulous Gourmet Kitchen with Sunroom allows for lots of natural light
- Private master suite with handcrafted tray ceilings and spa inspired bath
- Study with stained woodwork
- Benjamin Marcus Homes Signature Moldings
- Lower level Recreation Room, 5th bedroom, and full bath for additional entertaining or guest visits
- 2 powder rooms located on the first floor

CUSTOM CRAFTSMANSHIP & ATTENTION TO DETAIL

- 10' ceilings first floor, 9' second floor
- Layered crown molding in Foyer, Living & Dining Rooms
- Signature chair rail & cove molding in Dining Room
- Special order 8' tall doors on 1st Floor with designer hinges
- Elegant hardwood flooring in Entrance Foyer, Great Room, Living Room/ Study, Dining Room, Kitchen & Morning Room/Sunroom



NOW ONLY \$1,450,000

By Benjamin Marcus Homes, LLC 10/12/2021

PRICE AND AMENITIES SUBJECT TO CHANGE WITHOUT NOTICE, PRE-CONSTRUCTION PRICE LIMITED TIME

PLEASE NOTE – once selections are completed for the home, certain finishes and features may change during design phase

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OUTSTANDING FEATURES



- Quality carpet (group-A) in decorator colors
- Quality lighting fixtures in a variety of package options
- Storage space galore or future expansion
- Oversized Laundry with folding area
- Large welcoming family-sized mud room with bench and hooks for personal storage

MAGNIFICENT KITCHENS

- Luxurious Gourmet Kitchen with granite counter tops
- Large island with seating
- Oversized sunroom, allows natural light – a perfect place for morning coffee!
- Show stopping stainless steel appliances
- Large walk-in pantry
- 42” tall wall cabinets with crown molding
- Under counter lighting

SUMPTUOUS BATHS

- All baths feature high quality vanities, granite countertops & ceramic tile floors
- Lavish Master Bath showcases a free standing soaking tub & super-sized shower with two showerheads
- First floor powder room includes Kohler pedestal sink
- Upgraded Moen faucets

LANDSCAPING & IMPROVEMENTS

- Landscaped lot, includes raking, seeding, raised mulch bed and shrubbery
- 3- car heated garage
- Insulated garage doors with openers
- Spacious covered deck overlooking a tranquil lot

CONVENIENCES

- BMH Design Professionals are assigned to your personal project for selections coordination
- Laundry sink, washer/dryer hook-up, with choice of gas or electric supply for dryer
- Each home is cleaned prior to settlement
- Pre-wired for phone & AV
- Weatherproof exterior electrical outlet in front & rear
- Hi-Efficiency 75 gallon gas water heater, with hot water return line
- 2-Zone hi-efficiency HVAC system with sealed ductwork
- Mirrors and closet shelving included
- Maintenance-free ENERGY STAR custom Low-E vinyl windows with screens
- Upgraded architectural shingles
- Hose connections front & rear

SAFETY

- Extremely high efficient home exceeds 2020 energy efficiency codes
- Pre-piped for radon gas protection
- Smoke & heat detectors
- Security system pre-wire