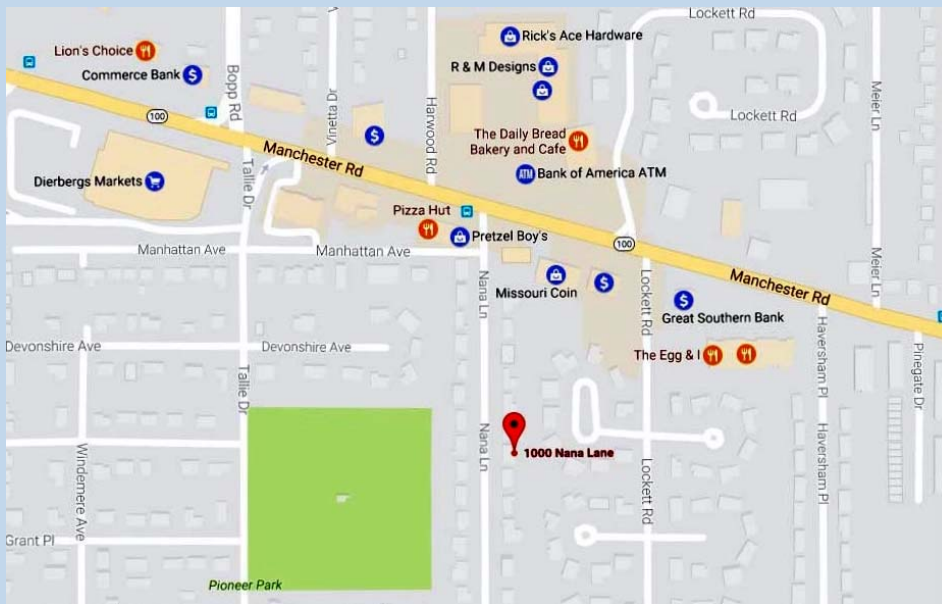




**YOU'LL LOVE LIFE IN A NEW PENTREX HOME!**



**1000 Nana Lane ~ Des Peres, 63131**



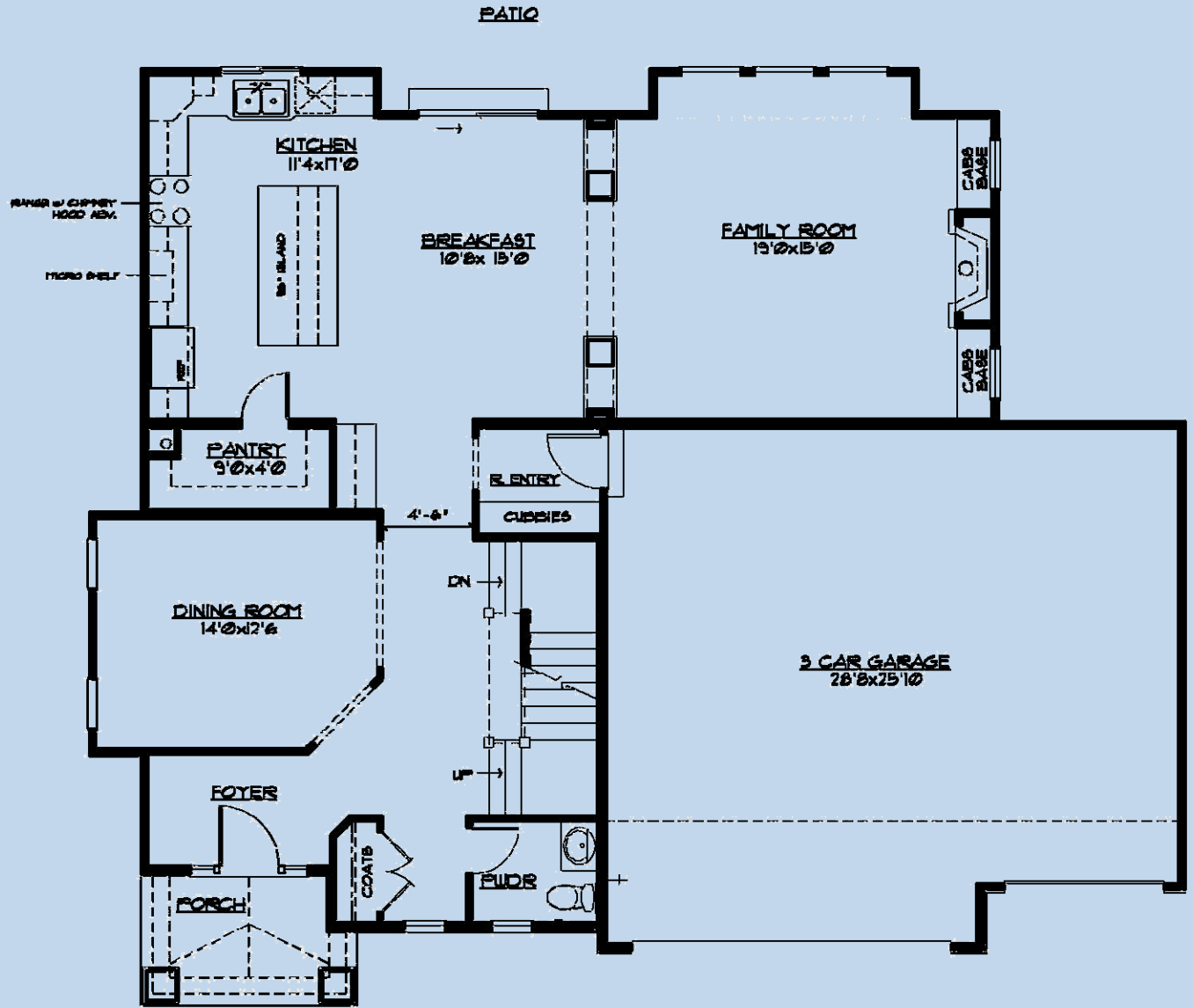
- 5 Bedrooms
- 4.5 Bathrooms
- 3-Car Garage
- 3,073 Sq. Ft.
- Finished Lower Level w/812 Sq. Ft. Includes 5th Bedroom, Full Bath & Family Room.

**Sheffield IV Model  
Kirkwood School District**

270 to Manchester, East on  
Manchester, South on Nana Lane

11736 Lackland Industrial Drive St. Louis, MO 63146 E-mail: <a href="mailto:pentrex@pentrexdev.com">pentrex@pentrexdev.com</a>	Phone: 314.993.8006 Fax: 314.993.8007 <a href="http://www.pentrexdev.com">www.pentrexdev.com</a>
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## 1000 Nana Lane | Des Peres, 63131



**FIRST FLOOR PLAN**

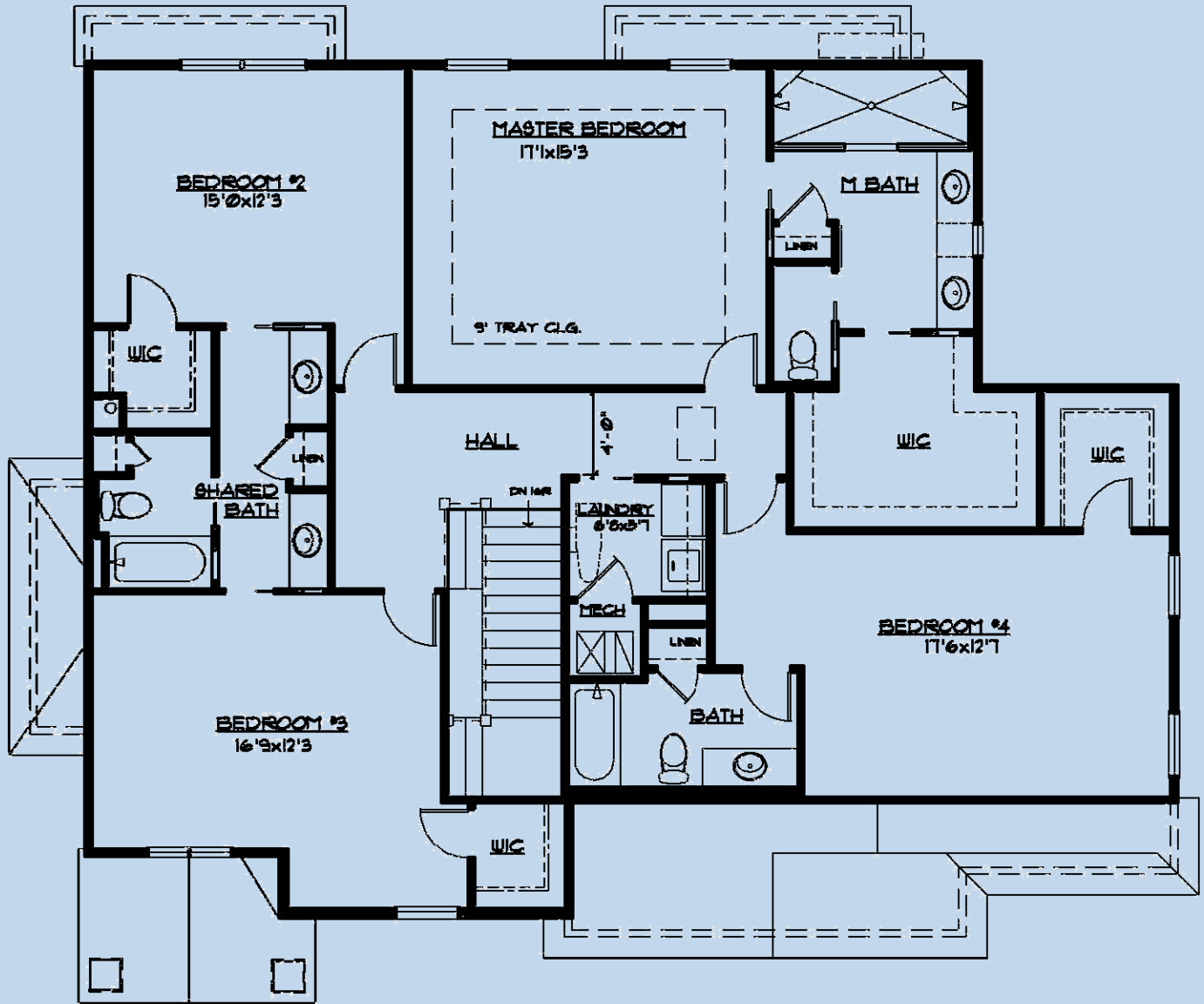
1330 of

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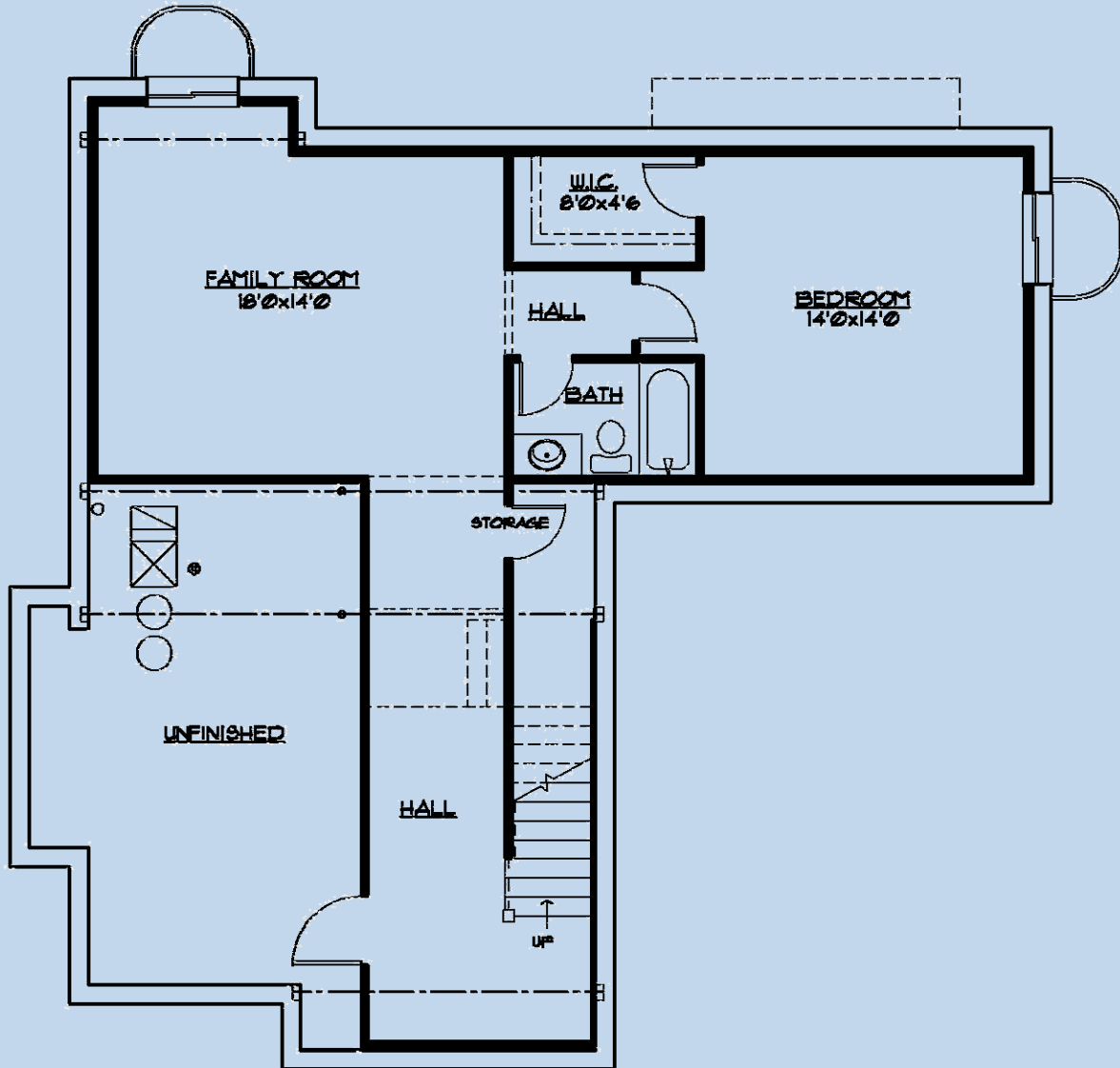
**SECOND FLOOR PLAN**

1743 sf

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**FINISHED LOWER LEVEL**

**812 of**

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## 1000 Nana Lane | Des Peres, 63131

### Framing

2x4 Interior Walls – 16" Center / 2x12 Floor Joist - 16" Center  
Hip Roof  
Tornado Straps On All Trusses  
¾" T&G Plywood Subfloors Glued & Nailed  
Reinforced Concrete Basement Walls  
9' Ceilings on First Floor  
9' Foundation Walls w/ Damp-Proofing  
2x6 Treated Sill Plates

### Exterior Finish

Stone Front Elevations w/ Brick Accents & Cedar Shutters  
Craftsman Style Front Elevation w/ Stone Front Columns  
30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roofs on Front Elevation  
5" Lap Vinyl Siding  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished Oversized 5" Downspouts & 6" Gutters  
Stained Mahogany Craftsman Front Door w/ Shelf & Glass  
Insert & 1/3 Glass Sidelights on Each Side of Door  
Garage w/ 7' Tall Carriage Style Insulated Overhead Door  
Split Shake Vinyl Shingles in Front Gables (Where Applicable)

### Plumbing

(2) 40-Gallon Gas Hot Water Heater  
(2) "Freeze Proof" Exterior Faucets  
Drainage Inside of Foundation w/ Sump Pump & Bucket  
Moen Satin Nickel Fixtures In All Baths  
Matching Towel Bars & Toilet Paper Holders in All Baths  
Rough In Water Line for Future Humidifier

### Energy Package

Double-Glazed Vinyl Thermal Tilt-In Lower Sash Windows  
Low E Windows  
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation  
Batts in Basement Along Band Boards  
Zip System Wall Sheathing & Tape / Roof Ridge Vents  
Zoned HVAC / 80% AFUE Gas Furnace & Digital Setback Thermostat  
Energy Efficient 13.0 Seer Air Conditioner

### Powder Room

Custom Style Vanity w/ Granite Top & Undermount Sink  
Satin Nickel Faucet, Vanity Hardware & Accessories  
Elongated Toilet

### Luxury Master Suite

Adult Height Vanity  
Granite Counter Tops w/ Double Undermount Bowls  
Oversized Ceramic Tile Walk-In Shower w/ Granite Caps  
3/8" Glass Frameless Enclosure  
(2) Shower Heads w/ Hand Held Shower on Slide Bar  
Coffered Ceiling w/ Ceiling Fan in Master Bedroom  
Full Ceramic Tile Floors set on Durock, Laid Diagonally  
Elongated Toilet  
Privacy Door In Master Bath Toilet Room  
Custom Walk-In Closet w/ Shelving & Drawers  
Sound Batting on Interior Common Walls

### Electrical

Exhaust Fans In All Baths  
Electrical Allowance - \$3,400  
Multiple Can Lights in Kitchen, Breakfast & Family Room  
Front Door Chime  
Inter-Connected Smoke Detectors (Battery Back-Up)  
Electric Dryer Hook-Up  
Pre-Wire for (6) Phones (CAT5) & (6) Televisions  
200 Amp Service w/ 100 Amp Sub Panel  
(2) Exterior GFI Outlets (Front & Rear)  
(2) Garage Door Openers w/ (3) Remotes & Remote Key Pad  
Overhead Ceiling Lights In All Bedrooms  
Fan/Light wiring In Family Room & Bedrooms  
Ceiling Fan in Family Room  
Flood Lights in Rear  
(2) Coach Lights on Garage  
Under Ground Electric Service (Where Applicable)  
*\* 3 or More Can Light Get Dimmer Switch*

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## 1000 Nana Lane | Des Peres, 63131

### Kitchen & Breakfast Room

Tile Backsplash - Subway Design w/ Under Cabinet Lighting  
Center Island w/ Breakfast Bar w/ Bead Board Panel  
Satin Nickel Single Handle Kitchen Faucet With Spray  
Shaker Style Wood Cabinetry w/ alternating 42" & 36" Wall Cabinets  
Crown Molding on All Cabinets / Light Railing on Wall Cabinets  
Lazy Susan, Cabinet Pulls & "Soft Touch" Drawers w/ (2) Container Trash Cabinet  
Dry Bar  
Granite Counter Tops  
Pull Out Trays in Center Island & Numerous Cabinets  
Tilt Out Soap Trays at Kitchen Sink  
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink w/ Soap Dispenser  
Stainless Steel G.E. Appliances to include the following:  
    30" Built-In Self-Cleaning Electric Oven, Garbage Disposal  
    Gas Cooktop \* Space Saver Microwave/Hood Combo  
    Energy Efficient Dishwasher w/ Quiet Design Sound Package  
Fluted Molding at Kitchen Sink Bump-Out  
Water Line for Refrigerator

### Interior Finish

Job Finish Oak Floors on 1st Floor  
Wall to Wall Carpeting w/ Pad (where applicable)  
Satin Nickel Handle Door Knobs (where applicable)  
Cased Windows w/ Wood Window Sills & Aprons on 1st. Floor  
Deluxe Vented Wire Shelving & Expansive Plate Glass Mirrors  
Oak Treads, handrail w/ 1-1/4" Square Balusters (1st to 2nd Floor)  
Oak Treads, Handrail w/ 1-1/4" Square Balusters (1st to Lower Level)  
Dead Bolts On All Exterior Doors (Keyed Identical)  
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint  
Painted Masonite Smooth "Craftsman Style" Doors Throughout w/ (3) Hinges  
5/4" "Upscale" Wood Base & 3/4" Casing on Doors  
6 15/16" Crown Molding on First Floor  
Fiberglass Tub & Shower Unit in Shared , Private & Lower Level Bath  
Adult Height Vanity w/ Cultured Marble Double Bowl Top in Shared Bath  
Ceramic Tile Floors In Shared, Private & Lower Level Bath Set On Durock  
42" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Stone Hearth, Floor to Ceiling  
    w/ Wall Switch allows for 3 Fan Speeds, 4 Flame Heights  
3 Window Box Bay in Family Room  
Entertainment Base Cabinets in Family Room w/ Granite Tops  
Wainscoting in Dining Room  
Custom made Cubbies & Coat Locker w/ Seat

### Other

Backfill Garage With Rock  
Garage Completely Drywalled & Painted  
Oversized Garage  
Concrete Driveway & Private Walk  
Large Concrete Patio ( 20' x 11')  
Front Landscaping w/ Sodded Lot to disturbed area  
2nd Floor Laundry (includes Safety Pan under Washer)  
Ceramic Tile Floor in Laundry Room  
Cast Iron Address Plaque & Wrought Iron Mailbox  
(2) 4040 Egress Windows in Basement  
6' Insulated Sliding Patio Door w/Screen  
Interior Sound Batting Around Laundry Room  
Finished Lower Level w/ Bedroom, Full Bath & Family Room  
Adult Height Cultured Marble Vanity in Lower Level Bath  
5' x 6' Cedar Deck w/Stairs (Lookout Lots Only)  
Private Bath in Bedroom #4

### Upgrades Included With This Price

3-Car Garage  
Flush Mount Oak Floor Registers  
Wainscoting in Foyer Hallway & Cubbie Area  
Upgraded Exhaust Hood  
Microwave on Shelf in Kitchen  
Job Finish Oak Flooring 2nd Floor Hallway  
(1) Additional 4040 Look Out Window in Basement  
Bookcase Opening Between Breakfast Room & Family Room  
Mullion Door w/ Water Glass on Dry Bar Wall Cabinets  
Cabinets on Back of Center Island w/ Enlarged Granite Top  
Rectangular Undermount Sinks in Master Bath  
Granite Tops in Hall, Private & Lower Level Bath  
Steel Tub w/ Ceramic Tile Walls in Hall & Private Bath  
Transom Over Front Door  
Floor Receptable in Family Room

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