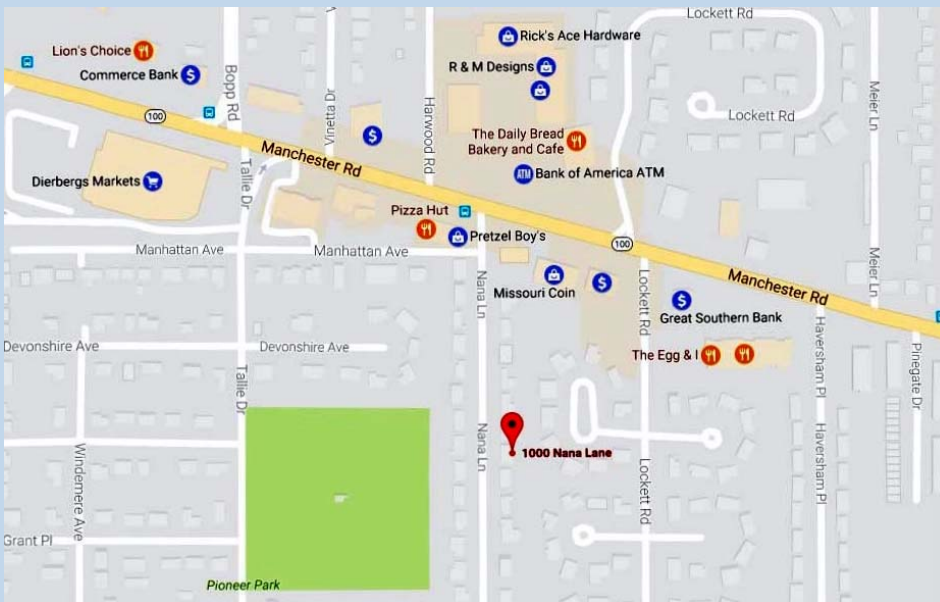




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



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.

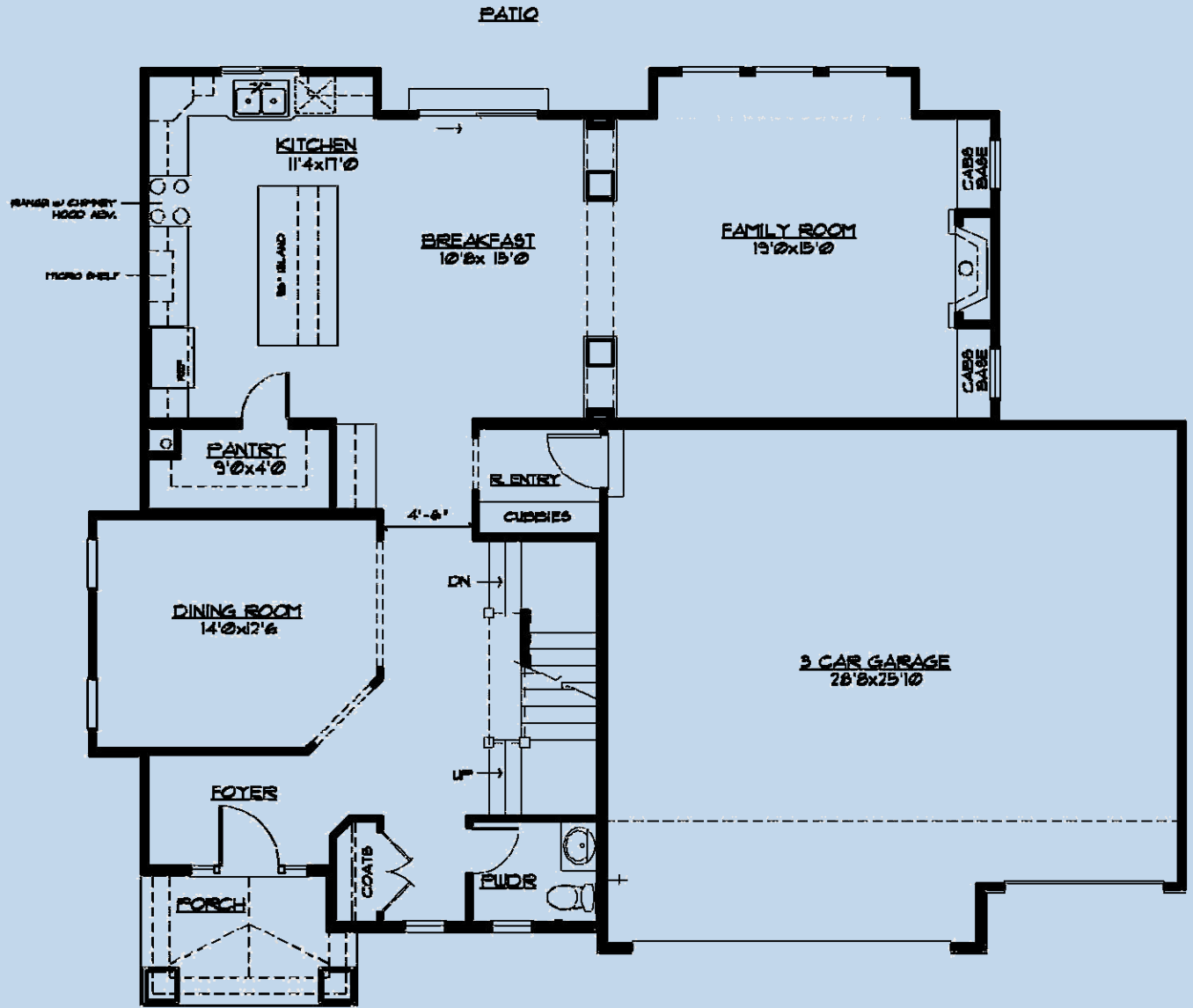
**Sheffield IV Model
Kirkwood School District**

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

11736 Lackland Industrial Drive St. Louis, MO 63146 E-mail: pentrex@pentrexdev.com	Phone: 314.993.8006 Fax: 314.993.8007 www.pentrexdev.com
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FIRST FLOOR PLAN

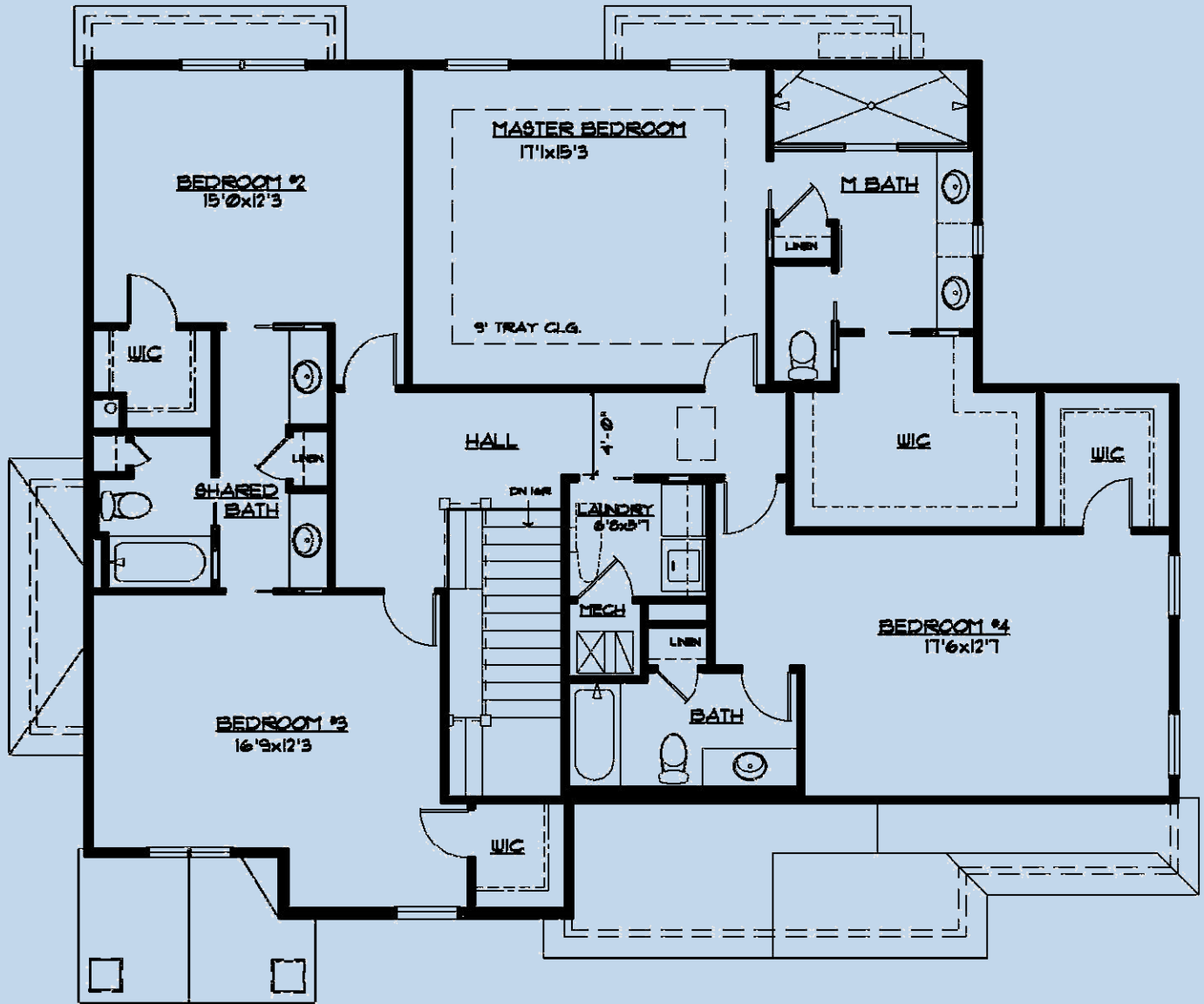
1330 of

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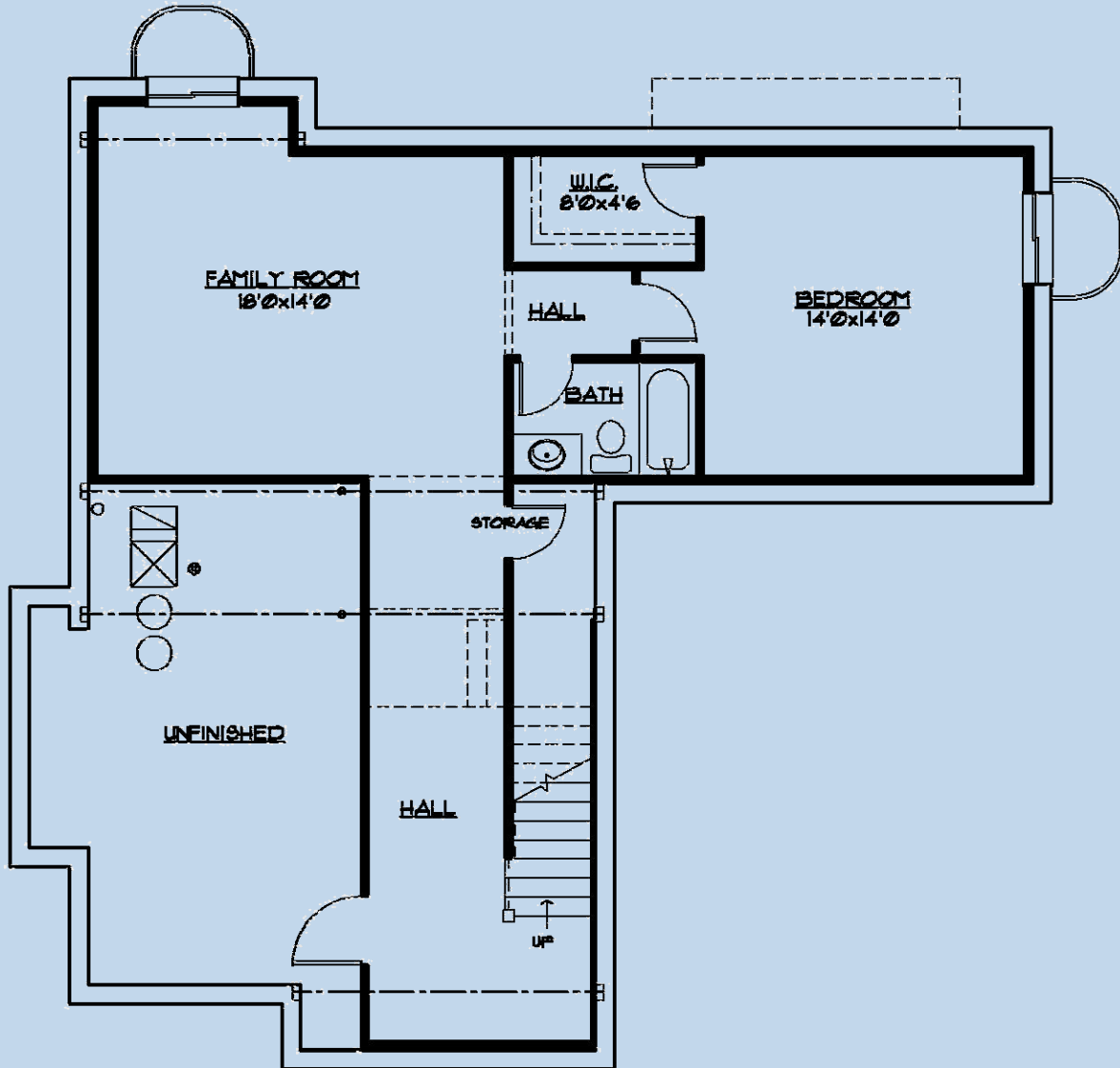
SECOND FLOOR PLAN

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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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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