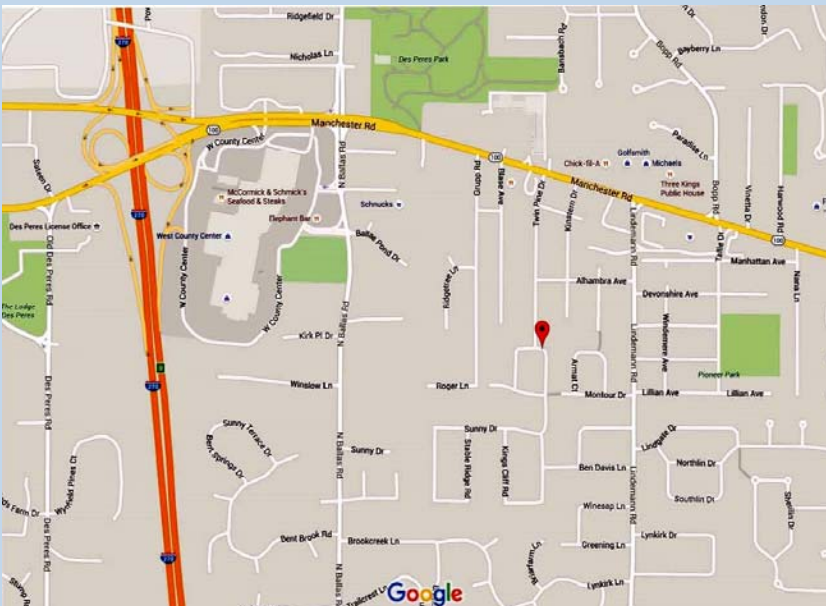


# PENTREX

DEVELOPMENT CORPORATION

YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



**1008 Twin Pine Drive ` Des Peres 63131**

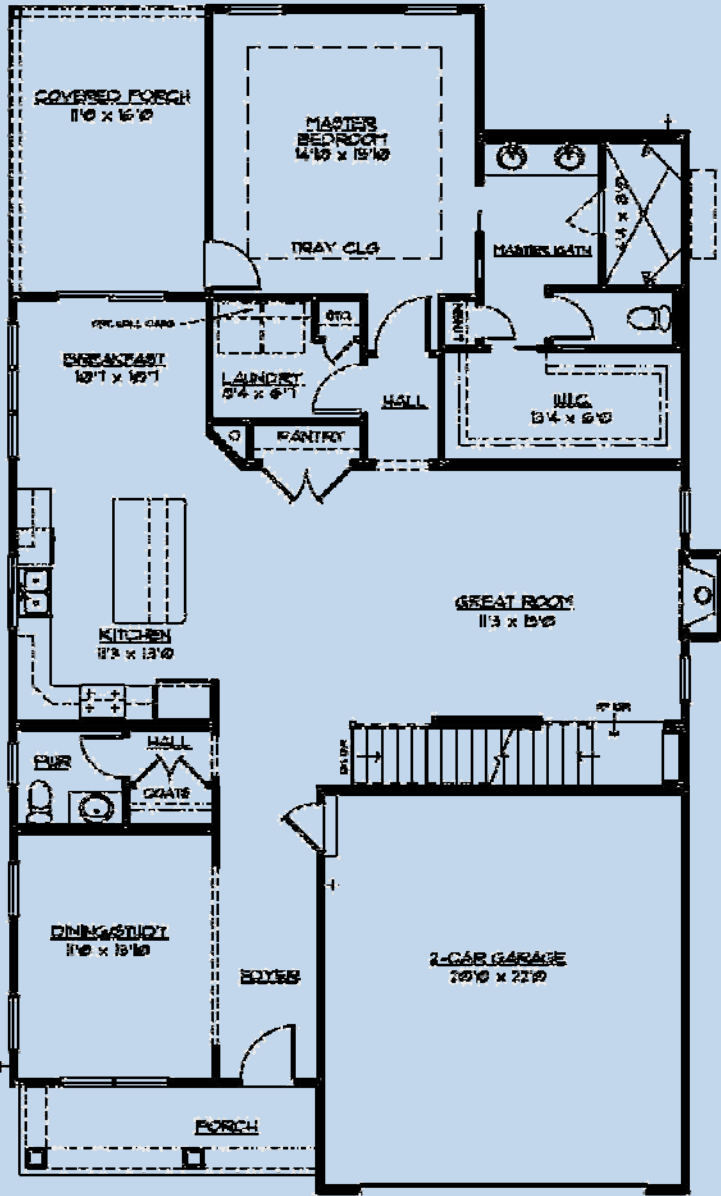
- 5 Bedrooms
- 3.5 Bathrooms
- 2-Car Front Entry Garage
- 2,357 Sq. Ft.
- Finished Lower Level w/1,090 Sq. Ft. Includes 4th & 5th Bedroom, Full Bath & Family Room.

**Kirkwood School District**

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
E-mail: [pentrex@pentrexdev.com](mailto:pentrex@pentrexdev.com)

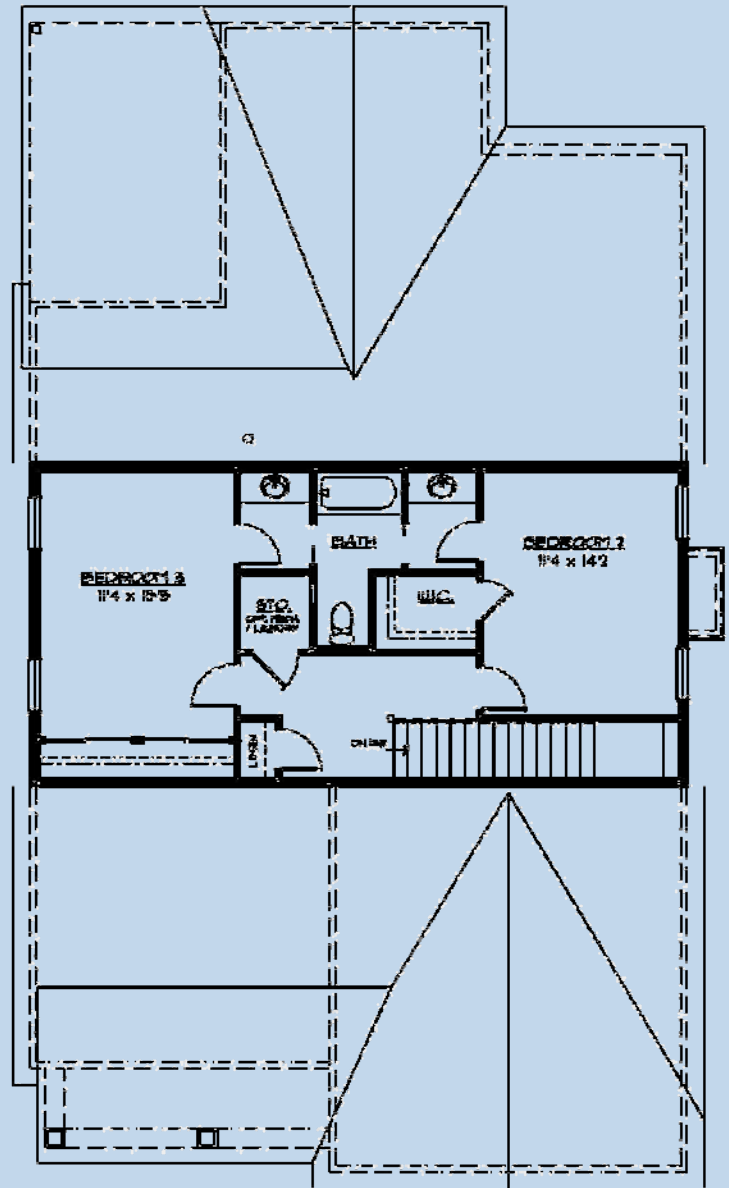
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**FIRST FLOOR PLAN**

11/21 of



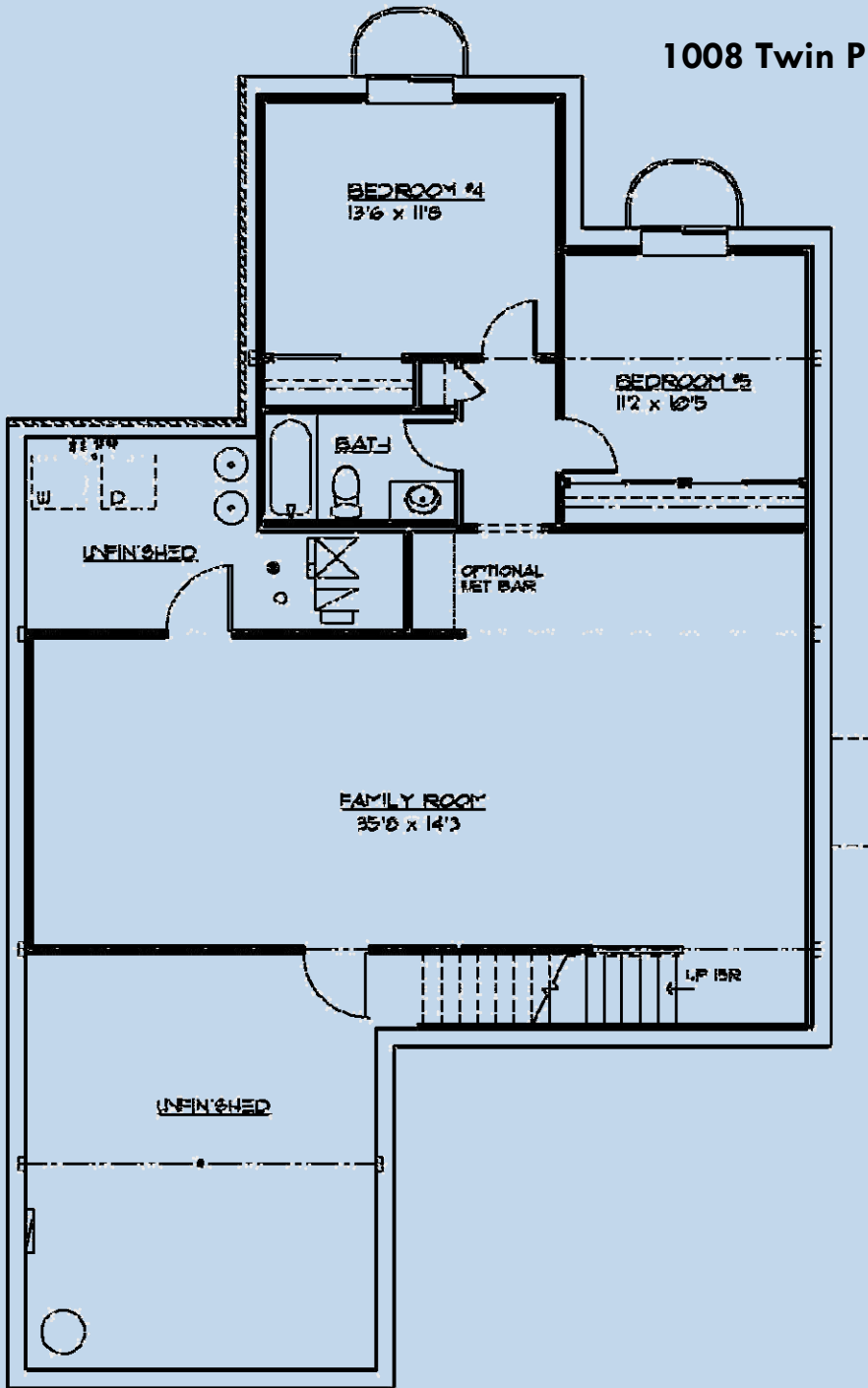
**SECOND FLOOR PLAN**

6/20 of

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**FINISHED LOWER LEVEL PLAN**

1090 of

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## 1008 Twin Pine Drive ` Des Peres 63131

### Exterior Finish

Craftsman Style Front Elevation  
30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roofs on Front Elevation  
4" Lap Vinyl Siding  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished Downspouts & Gutters  
8' Stained Mahogany Craftsman Front Door w/ Shelf & Glass Insert  
Front Entry Garage w/ Carriage Style Insulated Overhead Door  
Vinyl Board & Batten in Front Gables  
11' x 14' Covered Rear Porch

### Electrical

Exhaust Fans In All Baths  
Can Lights in Kitchen  
Front Door Chime  
Inter-Connected Smoke Detectors (Battery Back-Up)  
Electric Dryer Hook-Up  
Pre-Wire for (2) Phones (CAT5) & (7) Televisions  
200 Amp Service w/ 100 Amp Sub Panel  
(2) Exterior GFI Outlets (Front & Rear)  
Garage Door Opener with (2) Remotes & Remote Key Pad  
White Receptacles & Switch Plates  
Overhead Ceiling Lights In All Bedrooms (No Fixture)  
Fan/Light wiring In Family Room & Bedrooms (No Fixture)  
Ceiling Fan in Family Room  
Flood Lights in Rear  
Coach Lights on Garage (No Fixture)  
\$2,000 Lighting Allowance

### Energy Package

White Double-Glazed Low E Vinyl Thermal Tilt-In Lower Sash Windows  
R-49 Ceiling Insulation, Kraft Faced R-13 Wall Insulation - 1st Floor  
Kraft Faced R-19 Wall Insulation - 2nd Floor  
Batts in Basement Along Band Boards  
Zip System Exterior Sheathing  
Roof Ridge Vents  
80% AFUE Gas Furnace w/ Digital Setback Thermostat  
Energy Efficient 13.0 Seer Air Conditioner  
Sound Board Underneath Master Suite

### Luxury Master Suite

Adult Height Vanity w/ Granite Rectangular Double Bowl Undermount Top  
Oversized Ceramic Tile Walk-In Shower w/ Corner Niche  
3/8" Glass Frameless Enclosure w/ Shower Door  
(2) Shower Heads w/ (1) Hand Held Shower Diverter on Slide Bar  
Tray Ceiling w/ Ceiling Fan in Master Bedroom  
6-15/16" Crown Molding in Tray Ceiling  
Chrome Plumbing Fixtures & Bathroom Accessories  
Oversized Water Lines to Shower Heads  
Full Ceramic Tile Floors set on Durock  
Large Walk-In Closet w/ Wire Shelving  
Elongated Toilet  
Privacy Door To Master Bath Toilet Room  
Covered Porch Off Master Bedroom Suite w/ Full Glass Door & Blinds In Glass

### Kitchen & Breakfast Room

Stone Tile Backsplash - Subway Design  
Under Cabinet Lighting  
Center Island w/ Breakfast Bar & 12" Cabinets on Back of Island  
Chrome Single Handle Kitchen Faucet w/ Spray  
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets  
Crown Molding on Cabinets  
Granite Counter Tops  
Tilt Out Soap Trays & Soap Dispenser at Kitchen Sink  
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink  
Stainless Steel G.E. Appliances to include the following:  
    30" Free-Standing Gas Convection Range  
    Microwave/Exhaust Combo, Garbage Disposal  
    Energy Efficient Dishwasher w/ Quiet Design Sound Package  
Water Line for Refrigerator  
24" Deep Refrigerator Cabinet

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**1008 Twin Pine Drive ` Des Peres 63131**

**Framing**

2x4 Interior Walls – 16" Center  
2x6 Exterior Walls – 16" Center (2nd Floor)  
2x10 Floor Joist—16" Center  
Tornado Straps On All Trusses  
Advantech Subfloors Glued & Nailed (1st Floor)  
Reinforced Concrete Basement Walls  
9' Ceilings on First Floor  
9' Foundation Walls w/ Damp-Proofing  
2x6 Treated Sill Plates

**Powder Room**

Chrome Faucet, Vanity Hardware & Accessories  
Elongated Toilet  
Adult Height Vanity  
Granite Vanity Top

**Interior Finish**

Pre Finish 3-1/4" Oak Floors on 1st Floor  
w/ matching Flush Oak Registers (Excludes Laundry, Master Bedroom & Closet)  
Wall to Wall Carpeting 2nd Floor Hall & Bedrooms  
Carpeted Stairs to Lower Level  
LVP Flooring in Lower Level  
Satin Nickel Lever Handle Door Knobs (where applicable)  
Wood Window Sills & Aprons  
Deluxe Vented Wire Shelving  
Custom Mirrors in Master & Powder Room Baths  
Oak Treads, handrail w/ 1-1/4" Square Balusters to 2nd Floor  
Dead Bolts On All Exterior Doors (Keyed Identical)  
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint  
Painted Masonite Smooth "Winslow" Doors Throughout w/ (3) Hinges  
5¼" "Upscale" Wood Base & 3¼" Casing on Doors  
6 15/16" Crown Molding on First Floor (\*)  
(\* ) Master Walk-In Closet & Laundry Not Included  
Fiberglass Tub & Shower Unit in Jack/Jill & Lower Level Bath  
Ceramic Tile Floors In Jack/Jill & Lower Level Bath Set On Durock  
Separate Adult Height Vanities each w/ Rectangular Cultured Marble Bowl in Jack/Jill  
Raised 36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front  
Centurion Stone Floor To Ceiling Fireplace Surround w/ Painted Wood Mantle  
Cased Openings on Dining Room, Entrance to Powder Room & Hallway to Master Bed  
Bookcase Niche w/ Can Light in Stairway to 2nd Floor

**Plumbing**

(2) 40-Gallon Gas Hot Water Heater  
(3) "Freeze Proof" Exterior Faucets  
Drain Tile Inside of Foundation w/ Sump Pump & Bucket  
Moen Chrome Fixtures In All Baths  
1st Floor Laundry

**Other**

Backfill Garage With Rock  
Garage Completely Drywalled & Painted  
Concrete Driveway & Private Walk  
Front Landscaping  
Sodded Lot to Disturbed Area  
Cast Iron Address Plaque  
Mailbox at Front Door  
(2) 4040 Lookout Windows in Basement  
Finished Lower Level w/ 2 Bedrooms, Full Bath & Family Room

**Optional Features Included w/ Home**

Wall Cabinets in Laundry  
Washer / Dryer Hook-Up Lower Level  
ADA Toilet in Master Bath  
Rough-In Vent & Drain in L/L For Future Wet Bar  
Electrical Damper System for 3-Zoned HVAC w/ 3 Thermostats

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