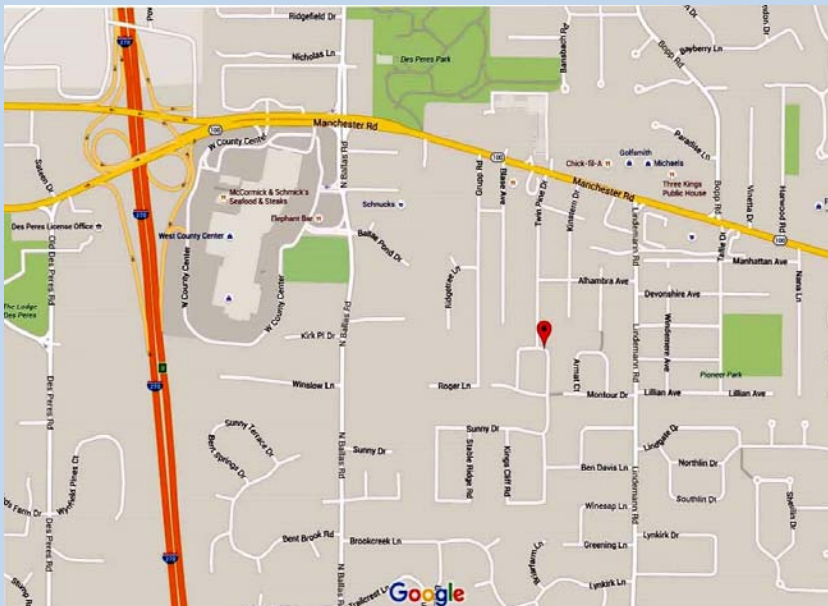


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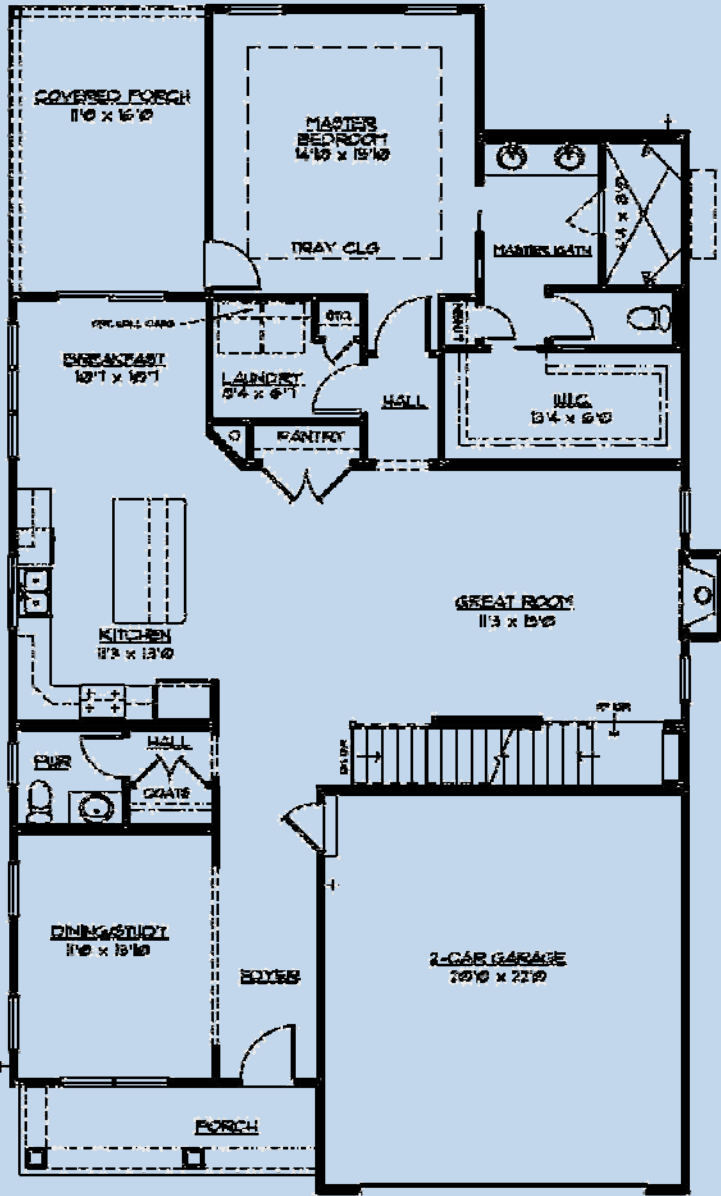
- 5 Bedrooms
- 3.5 Bathrooms
- 2-Car Front Entry Garage
- 2,357 Sq. Ft.
- Finished Lower Level w/1,090 Sq. Ft. Includes 4th & 5th Bedroom, Full Bath & Family Room.

Kirkwood School District

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St. Louis, MO 63146
E-mail: pentrex@pentrexdev.com

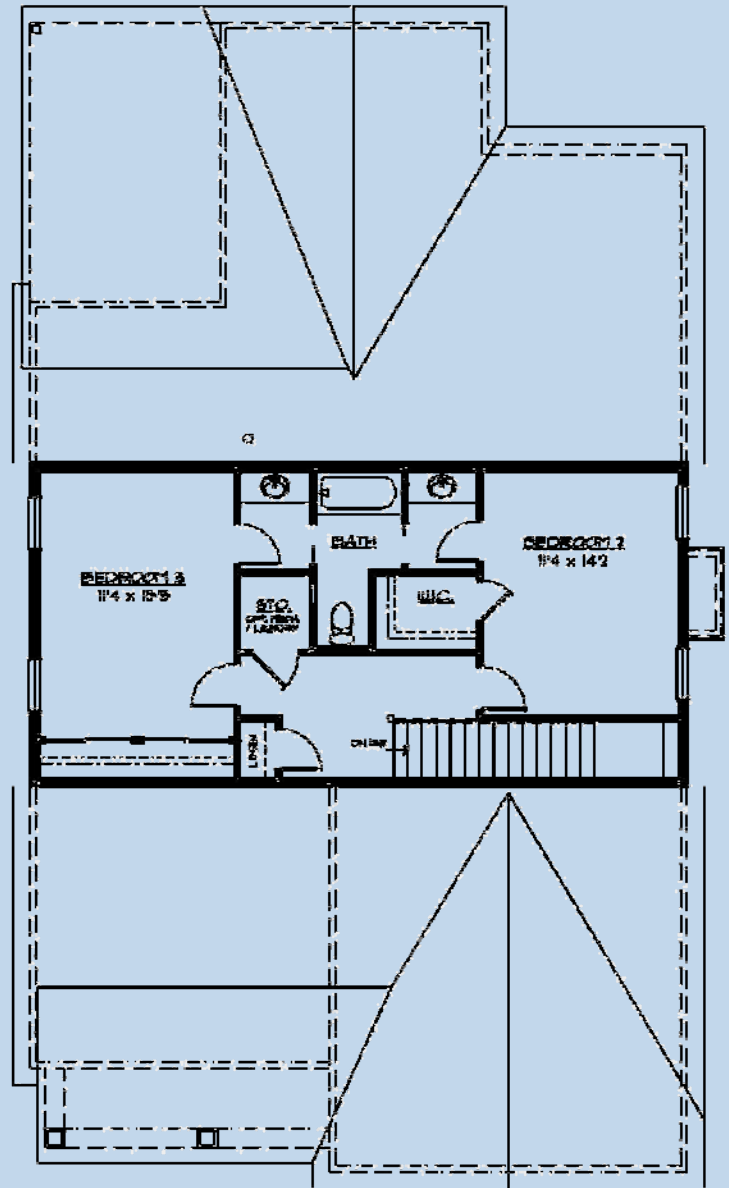
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FIRST FLOOR PLAN

11/21 of



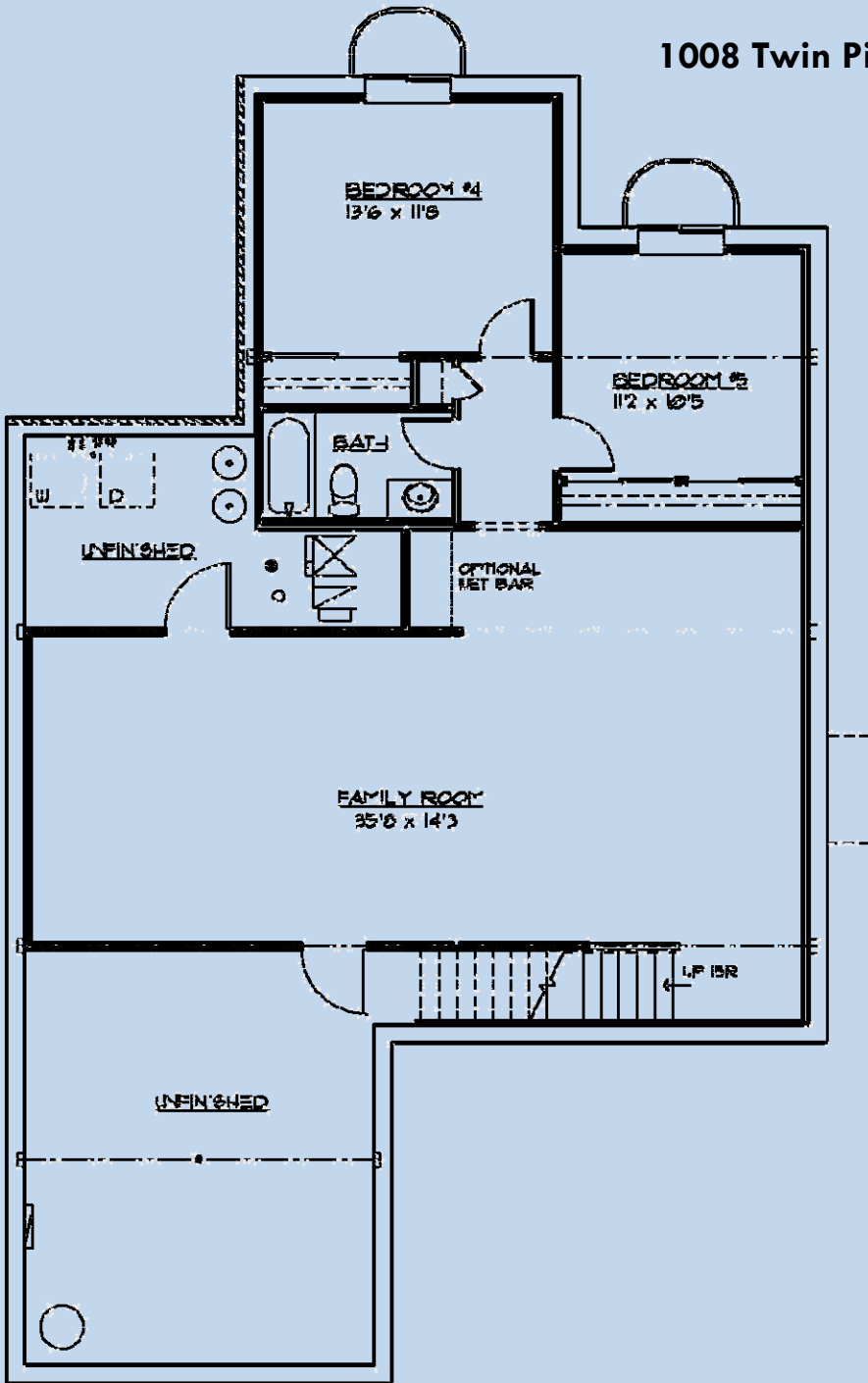
SECOND FLOOR PLAN

6/20 of

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FINISHED LOWER LEVEL PLAN

1090 of

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Exterior Finish

Craftsman Style Front Elevation
Centurion Stone Under Front & Side of Porch
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
Side Entry Garage w/ 7' x 20' Wide Carriage Style Insulated Overhead Door
Vinyl Board & Batten in Front Gables
11' x 14' Covered Rear Cedar Deck
Vinyl Railing on Front & Side of 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
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

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 Deck 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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Framing

2x4 Interior Walls – 16" Center
2x10 Floor Joist—16" Center
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

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 w/ 3-1/4" Picture Frame Casing
Deluxe Vented Wire Shelving
Custom Mirrors in Master & Jack/Jill 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
Dining Room w/ Casied Opening
Bookcase Niche 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

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/ Bedroom, Full Bath & Family Room
Partial Look-Out Lower Level

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

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