



YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



104 Parsons Avenue ~ Webster Groves, 63119

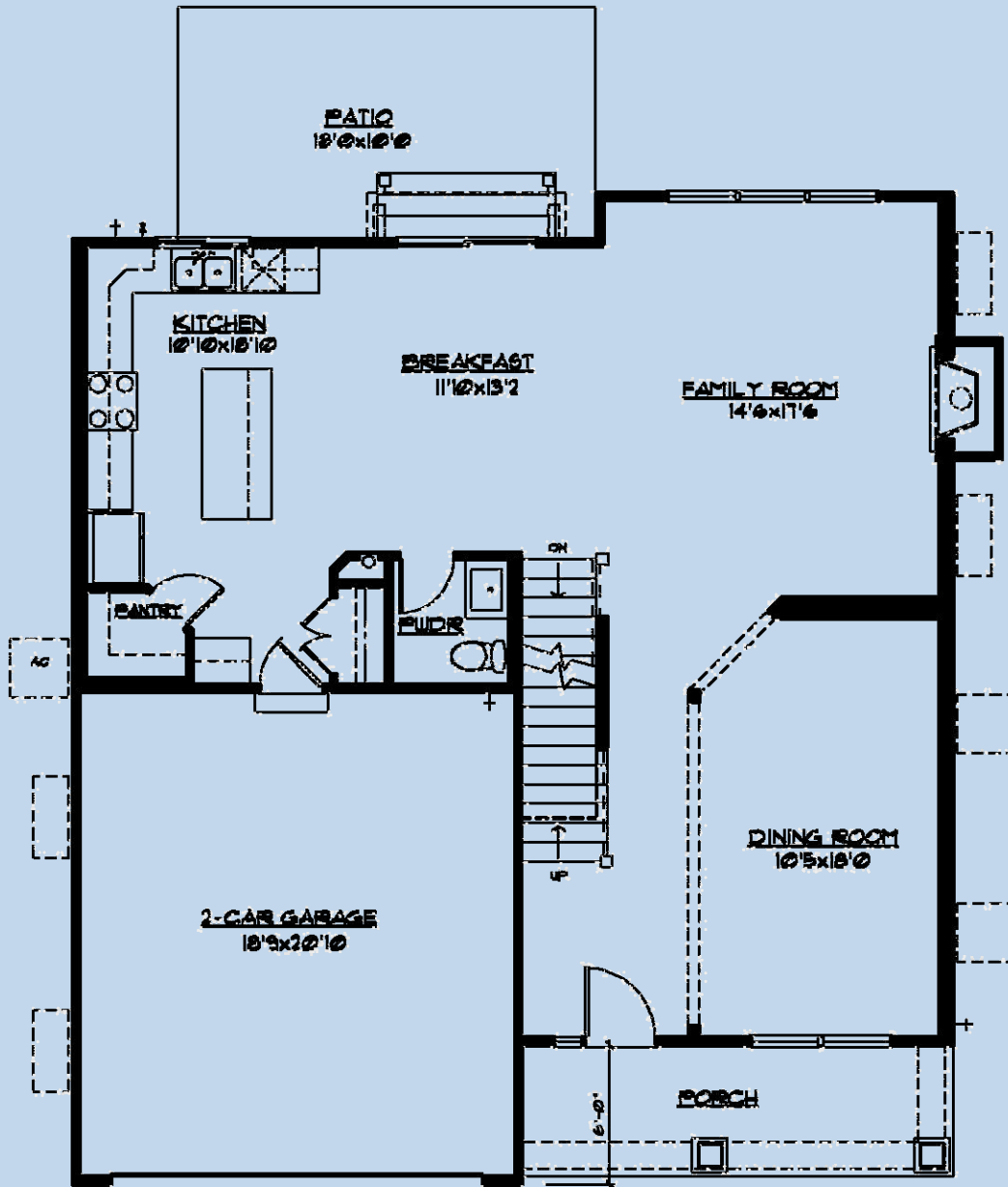


- 4 Bedrooms
- 3.5 Bathrooms
- 2-Car Garage
- 2,234 Sq. Ft.
- 9,716 Sq. Ft.
- Finished Lower Level w/807 Sq. Ft. Includes 4th Bedroom, Full Bath & Family Room.

**Webster School District
Walk to Larson Park**

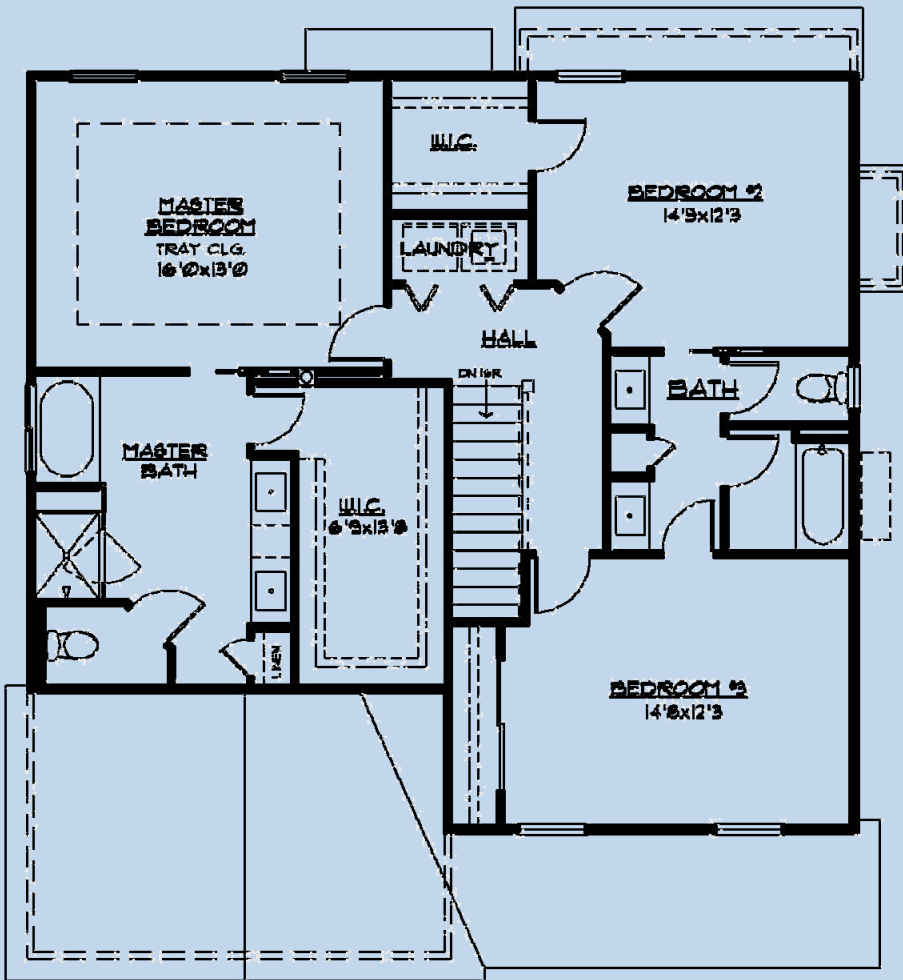
Home Built By: Pentrex Development Corporation
 11736 Lackland Industrial Drive St. Louis, MO 63146
 www.pentrexdev.com Email: pentrex@pentrexdev.com
 314.993.8006 ~ 314.993.8007 - Fax

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FIRST FLOOR PLAN

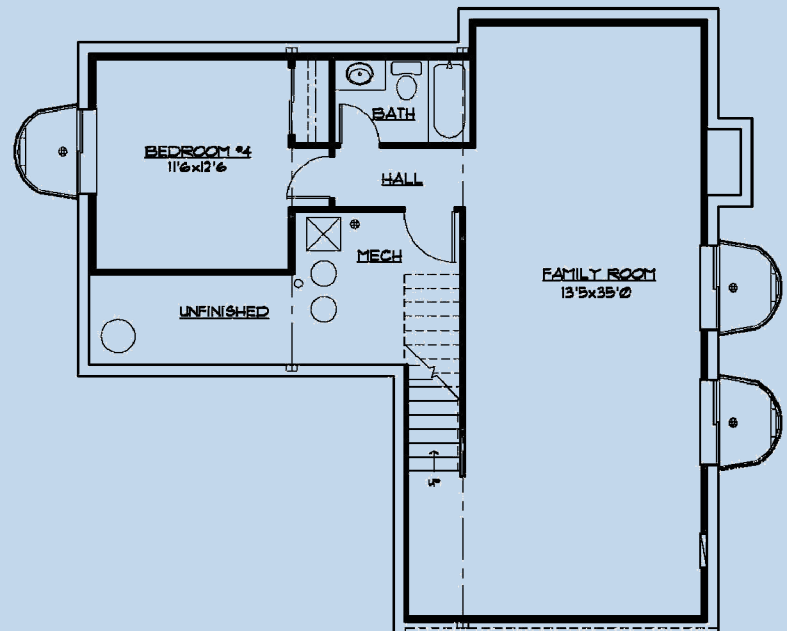
1070 of



SECOND FLOOR PLAN

1164 sf

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FINISHED LOWER LEVEL

207 sf

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Exterior Finish

30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roof Gables on Front Elevation
4-1/2" Lap Vinyl Siding w/ Wide Corners & Window Trim
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Downspouts & Gutters
Craftsman Front Door w/ Shelf & Glass Insert & 1/3 Glass Sidelight On One Side
Garage w/ 7' Tall Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables
Maintenance Free Fypon Louvers & Shutters
Maintenance Free Permalite Columns

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (6) Televisions
200 Amp Service
(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
Fan/Light Wiring in Family Room & Bedrooms
Ceiling Fan in Family Room
Flood Light in Rear
Coach Lights on Garage
(2) GFI Outlets in Garage
USB Outlet in Kitchen
(2) USB Outlets in Master Bedroom
Floor Receptacle in Family Room
Switched Outlets on Master Bedroom Wall
\$2,000 Lighting Allowance

Energy Package

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

Luxury Master Suite

Adult Height Vanity w/ Cultured Marble Double Rectangular Bowl Sink
Cultured Marble Shower w/ 1/4" Glass Semi-Frameless Enclosure w/
1 Shower Head & Seat
36" x 60" Cultured Marble Soaking Tub
Coffered Ceiling w/ 5-1/4" Crown Moulding - 2 Levels
Ceiling Fan in Master Bedroom
Oversized Water Lines to Shower Heads & Tub
Full Ceramic Tile Floors set on Durock
Large Walk-In Closet
Elongated Toilet
Privacy Door In Master Bath Toilet Room

Kitchen & Breakfast Room

Ceramic Tile Backsplash - Subway Design w/ Under Cabinet Lighting
Center Island w/ Breakfast Bar
Stainless Single Handle Kitchen Faucet With Spray
Wood Cabinetry w/ alternating 42" & 36" Wall Cabinets
Crown Molding on All Cabinets
Granite Counter Tops
Tilt Out Soap Tray 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" Slide-In Self-Cleaning Gas Oven, Garbage Disposal
Space Saver Microwave/Hood Combo
Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
Walk-In Pantry w/ Custom Closets

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Framing

2x4 Interior Walls – 16" Center
2x10 Floor Joist—16" Center
Tornado Straps On All Trusses
Durastrand SubFloors Glued & Nailed on 1st Floor & 2nd Floor
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls w/ Damp-Proofing
Covered Roof w/ Cedar Supports over Rear Door

Interior Finish

Prefinished 3-1/4" Oak Floors on 1st Floor w/ matching Flush Oak Registers
Wall to Wall Carpeting w/ Pad (where applicable)
Satin Nickel Lever Handle Door Knobs (where applicable)
Wood Window Sills & Aprons
Deluxe Vented Wire Shelving
Expansive Plate Glass Mirrors
Exposed Oak Treads, handrail w/ 1-1/4" Square Balusters to 2nd Floor
Open Oak Rail w/ 1(1/4)" Square Baluster to Basement w/ Carpeted Stairs
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint
Painted Masonite Smooth 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 Jack/Jill & Lower Level Bath
Ceramic Tile Floors In Shared & Lower Level Bath Set On Durock
Adult Height Vanities in Jack-N-Jill
Separate Toilet & Tub Area in Jack-N-Jill
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Stone Floor to Ceiling
3-Window Box Bay in Family Room
Adult Height Vanity in Lower Level Bath
Dining Room w/ Cased Opening

Plumbing

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

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Elongated Toilet
Granite Top w/ Rectangular Bowl

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
18 x 10' Concrete Patio
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry w/ Safety Pan Under Washer
Cast Iron Address Plaque
Wrought Iron Mailbox
Look-Out Lot w/ (3) 4040 Windows
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room
LVP Flooring in Basement
Stub Out Gas Line in Rear for Future BBQ Pit
Extra Frost Proof Hose Bib in Garage
LFlooring in Laundry Room

UPGRADES

Steel Tub w/ Ceramic Tile Walls in Jack-n-Jill Bath
Transom Window Over Tub in Jack-n-Jill Bath
Additional Window in Jack-n-Jill Bath Toilet Room
Cultured Marble Tops w/ Rectangular Bowls in Jack-n-Jill Bath
Prefinished 3-1/4 " Oak Floors in Upper Hall w/ Matching Flush Oak Registers
Transom Windows in Master Bedroom
Transom Windows in Garage
Additional Windows in Bed #2 & Bed #3
Shed Roof w/ Cedar Braces & Can Lights Over Rear Slider

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