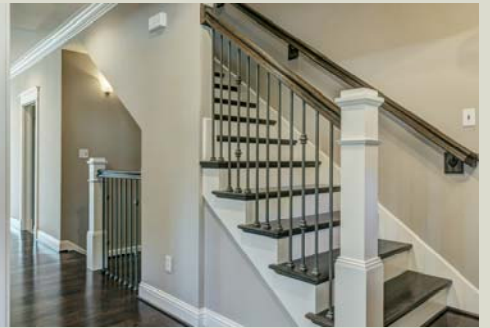




You'll Love Life In A New Pentrex Home!

Phone: 314.993.8006
Fax: 314.993.8007
E-mail: pentrex@pentrexdev.com

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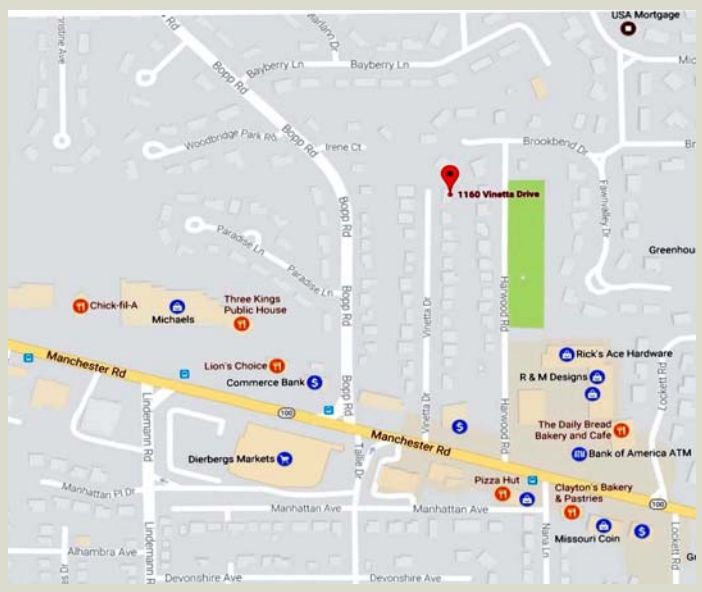


\$763,600

1160 Vinetta, Des Peres 63131

- ~ Wakefield 1.5 Story Model ~
- 2,967 Sq. Ft.
- Look-Out Lot
- 2-Car Oversized Garage
- 5 Bedrooms
- 4.5 Baths
- Lower Level w/ 692 sq. ft. Includes Bedroom, Full Bath & Family Room
- Located at End of Quiet Street

Kirkwood School District

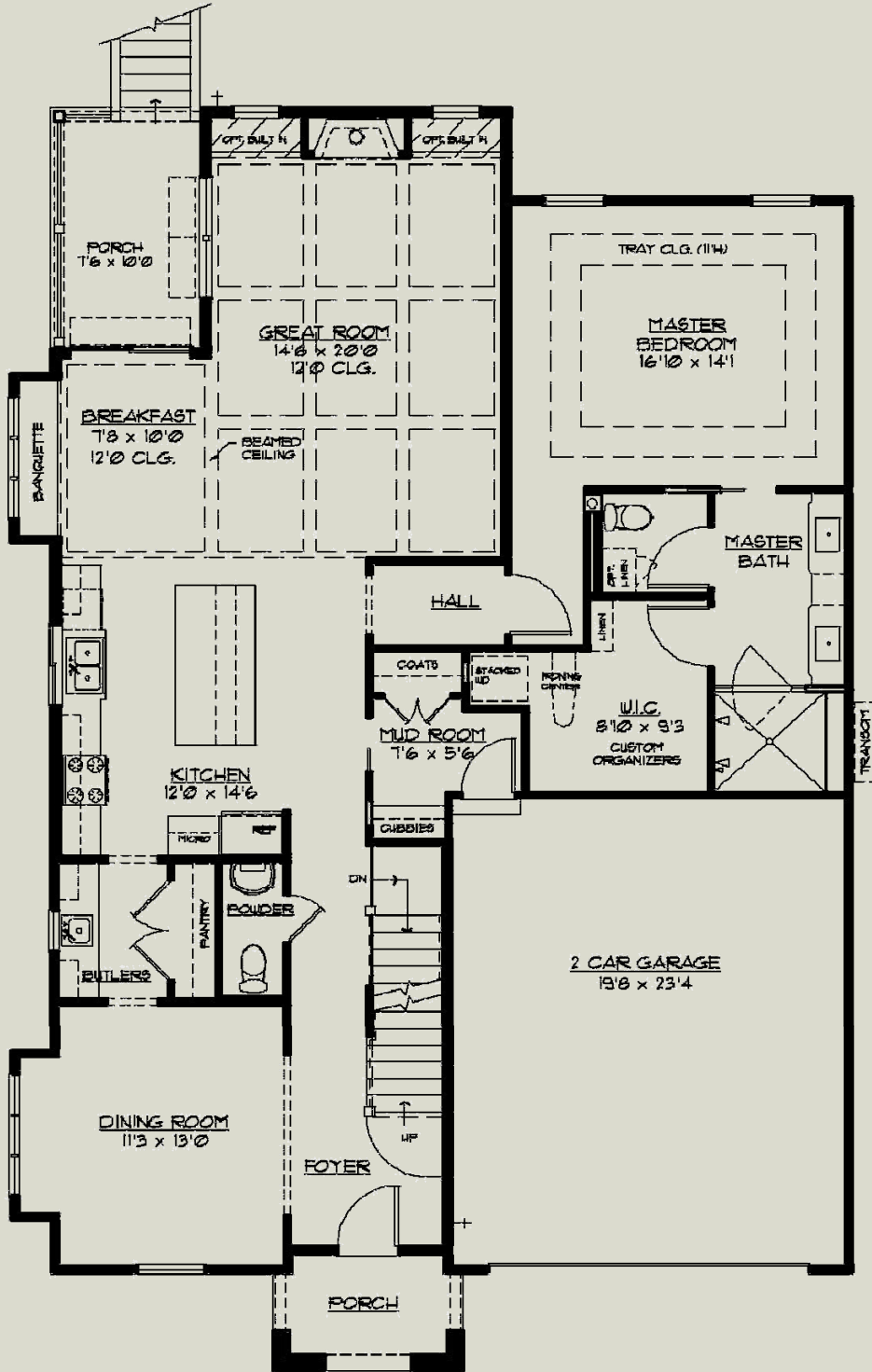




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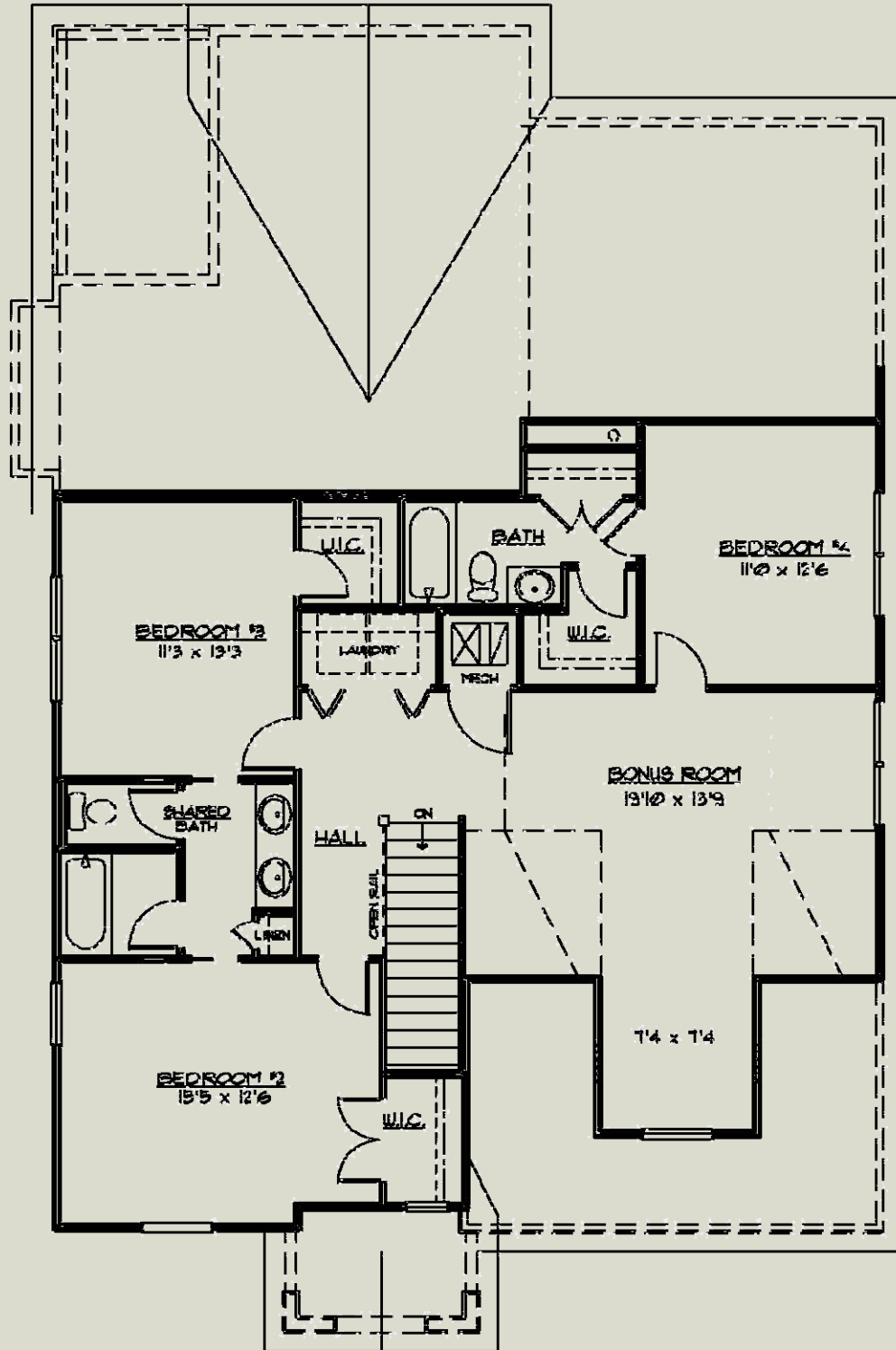
FIRST FLOOR PLAN 1109 SQ. FT.



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SECOND FLOOR PLAN

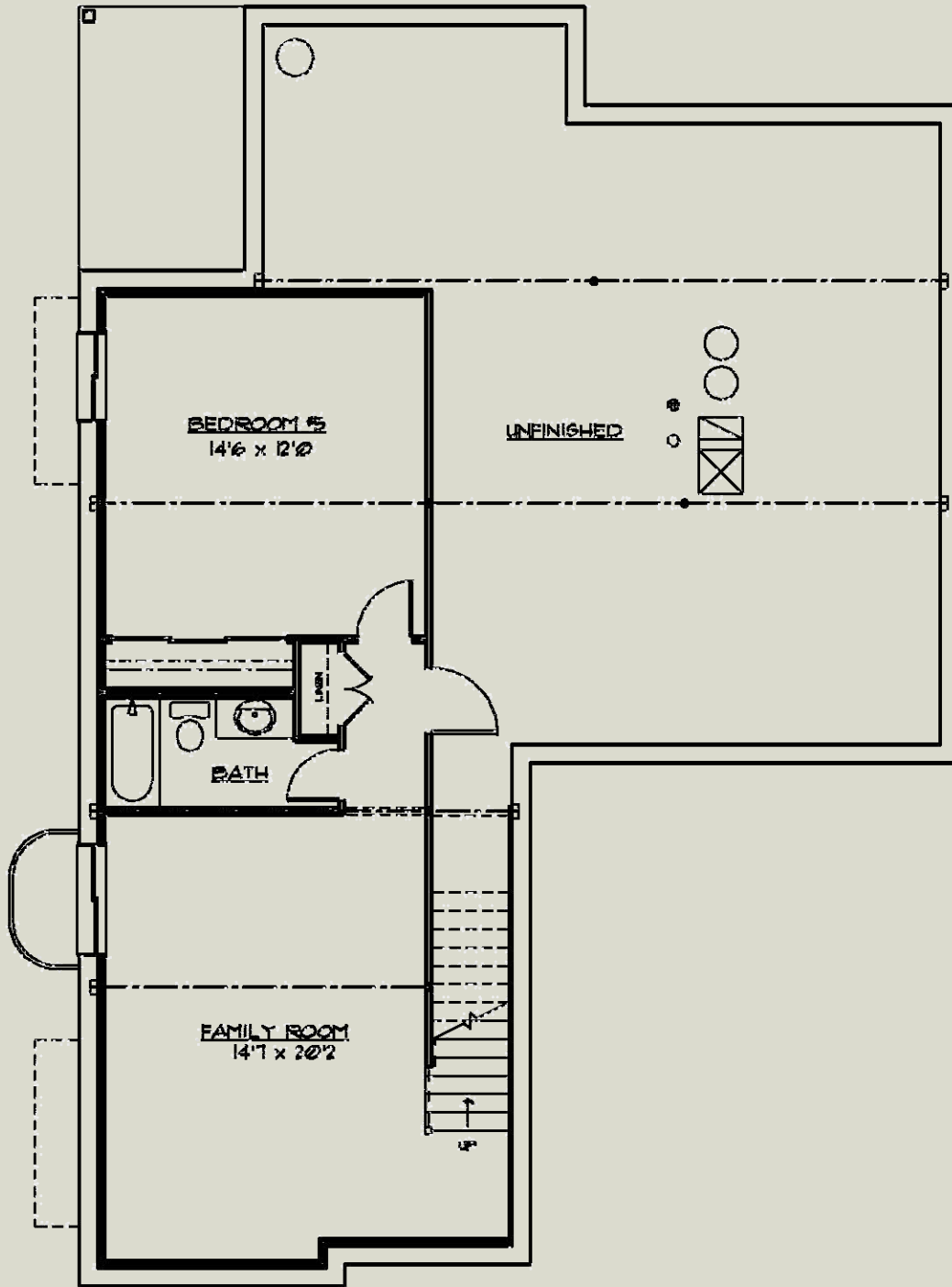
1258 SQ. FT.



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LOWER LEVEL PLAN 692 SQ. FT.



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Framing

2x4 Interior Walls – 16" Center / 2x12 Floor Joist - 16" Center
Tornado Straps On All Trusses
¾" T&G Advantech Plywood Subfloors Glued & Nailed on 1st. Floor
Durastrand on 2nd Floor
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls w/ Damp-Proofing

Exterior Finish

Centurion Stone Front Elevation & Columns
Fypon Board & Batten Shutters
30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roofs on Front Elevation
Covered Patio w/ Ceiling Fan
4-1/2" Lap Vinyl Siding
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Oversized 5" Downspouts & 6" Gutters
8' Mahogany Front Door w/ Clavos, Straps, & Speakeasy
Insulated Overhead Garage Door
w/ Stockton Windows & Metal Straps

Plumbing

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

Electrical

Exhaust Fans In All Baths
Electrical Allowance - \$3,700
Can Lights in Kitchen, Breakfast & Great Room
Slide Bar Dimmer Switching On Can Lights (2 or more)
Front Door Chime
Inter-Connected Smoke Detectors w/ 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)
Garage Door Opener with (2) Remotes & Remote Key Pad
White Receptacles & Switch Plates
Overhead Ceiling Lights In All Bedrooms
Fan/Light Wiring Only In Great Room, Covered Porch & Bedrooms
Ceiling Fan Installed in Great Room
Flood Light in Rear
Pre-Wire for Surround Sound in Great Room (Wiring Only)
Coach Lights on Garage

Energy Package

Double-Glazed Vinyl Thermal Tilt-In Lower Sash Windows w/ Screens
Low E Windows
Transom Windows in Great Room
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
Batts in Basement Along Band Boards
Zip Board House Wrap
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
8" Widespread Chrome Faucet, Vanity Hardware & Accessories
White Elongated Toilet

Luxury Master Suite

Adult Height Vanity w/ Rectangular Double Bowl Undermount Sink
Fluted Molding Bump Out Vanity at Sink Areas
8" Widespread Faucets
Granite Counter Tops
Oversized Ceramic Tile Walk-In Shower w/ Seat
3/8" Glass Frameless Shower Enclosure w / Door
(1) Shower Head w/ (1) Hand Held Shower on Slide Bar
10' Tall Tray Ceiling w/ Crown Molding in Master Bedroom
Oversized Water Lines to Shower Heads
Full Ceramic Tile Floors set on Durock
White Elongated Toilet
Privacy Door In Master Bath Toilet Room
Custom Walk-In Closet by The Closet Factory w/ Shelving & Drawers
Ceiling Fan
Washer & Dryer Hook-Up in Master Closet
3' Wide Doors



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Kitchen & Breakfast Room

Stone Tile Backsplash - Subway Design
Under Cabinet Lighting
4' x 8' Center Island w/ Breakfast Bar & Cabinets Both Sides
Chrome Single Handle Kitchen Faucet With Spray
Upgraded 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
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, Microwave/Vent 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 w/ matching Oak Registers
Wall to Wall Carpeting w/ Pad on 2nd Floor
Chrome Lever 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/ 1-3/4" Square Balusters
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint
Painted Masonite Smooth "Cheyenne" Doors Throughout w/ (3) Chrome Hinges
5 1/4" "Upscale" Wood Base & 3 1/4" Casing on Doors
6 15/16" Crown Molding on First Floor
Cultured Marble Double Bowl Vanity in Shared Bath
Ceramic Tile Floors In Shared Bath, Private & Lower Level Bath Set On Durock
42" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, 11' Stone Hearth
 Surround w/ Wall Switch allows for 3 Fan Speeds, 4 Flame Heights
11' Ceiling in Breakfast Room & Great Room
Box Bay in Breakfast Room
Box Bay in Dining Room
Beamed Ceiling in Great Room

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Oversized Garage
Concrete Driveway & Private Walk
10' x 18' Concrete Patio
Front Landscaping w/ Sodded Lot to Disturbed Area
1st & 2nd Floor Laundry Rooms w/ Safety Pan Under Washer
Cast Iron Address Plaque
Wrought Iron Mailbox
(2) 4050 Lookout 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
Fiberglass Tub & Shower Unit in Shared, Private & L/L Bath
Base Cabinet w/ Sink in 1st Floor Laundry
Wall Cabinets in Laundry Room on 2nd Floor
7'6"x10' Covered Porch
Walk-In Closets in All Main Bedrooms
LVP Flooring in Finished Lower Level



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Upgraded Options Included on Home

Black Exterior Windows
Stained Pine Tongue & Groove Ceiling at Front Porch & Covered Porch
LED Lighting in Tray Ceiling of Master Bedroom
Sauna Glass Door to Master Toilet Room & Walk-In Closet
Pedestal Sink in Powder Room w/ Matching Toilet
Bonus/Game Room
Window Seat In Breakfast Room
Nutone Deluxe Ironing Center
Oak Treads to Lower Level
Granite Tops in Shared, Private & Lower Level Bath
Dining Room Light Fixture (Included in Upgraded Light Allowance)
(2) Coach Lights on Front Porch Columns (Included in Upgraded Light Allowance)
Rain Shower Head for Master Shower w/ Separate Control
Metro Lighting \$2,757.09 Upgrade Allowance
Covered Porch Fan & Light (Included in Upgraded Light Allowance)
(2) 4" Rec Master Bed Can Lights & Trim (Included in Upgraded Light Allowance)
Wrought Iron Spindles I/L/O Painted 1(1/4) Wood Spindles
Upgraded Carpet on 2nd Floor
Chrome Interior Hinges & Door Hardware
Convection Oven
Pop Grain Wood Floors
Upgraded Tile in Mud Room & Laundry Room
Upgraded Tile in Master Bathroom & Shower, Shared Bath, Powder Room & L/L Bath
Upgraded Kitchen Tile for Backsplash
Craftsman Pediment Over Windows on 1st. Floor
Craftsman Pediment Over Dining Room Cased Opening
Entertainment Cabinets on Either Side of Fireplace w/ Granite Tops
Centurion Stone Fireplace Mantel
Steel Tub & Shower Unit w/ Ceramic Tile Walls in Shared & Private Bath
36" Cooktop
36" Vent Hood
Advantium / Microwave
Tall Toilet in Master Bath
Butler Pantry Includes Wet Bar, Wall Cabinets w/ Clear Glass Doors & Window
Oven Wall Cabinet