



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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com

## You'll Love Life In A New Pentrex Home!



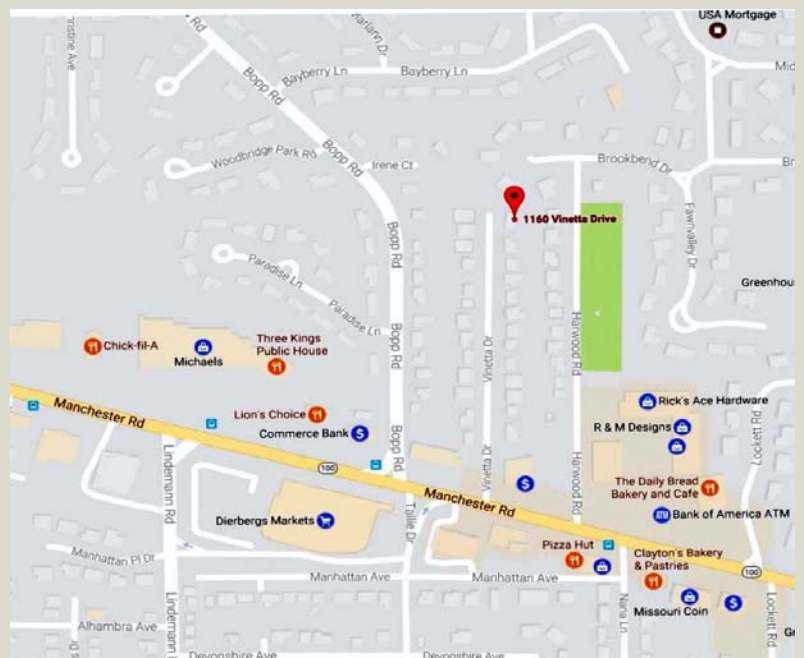
**\$763,600**

**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**

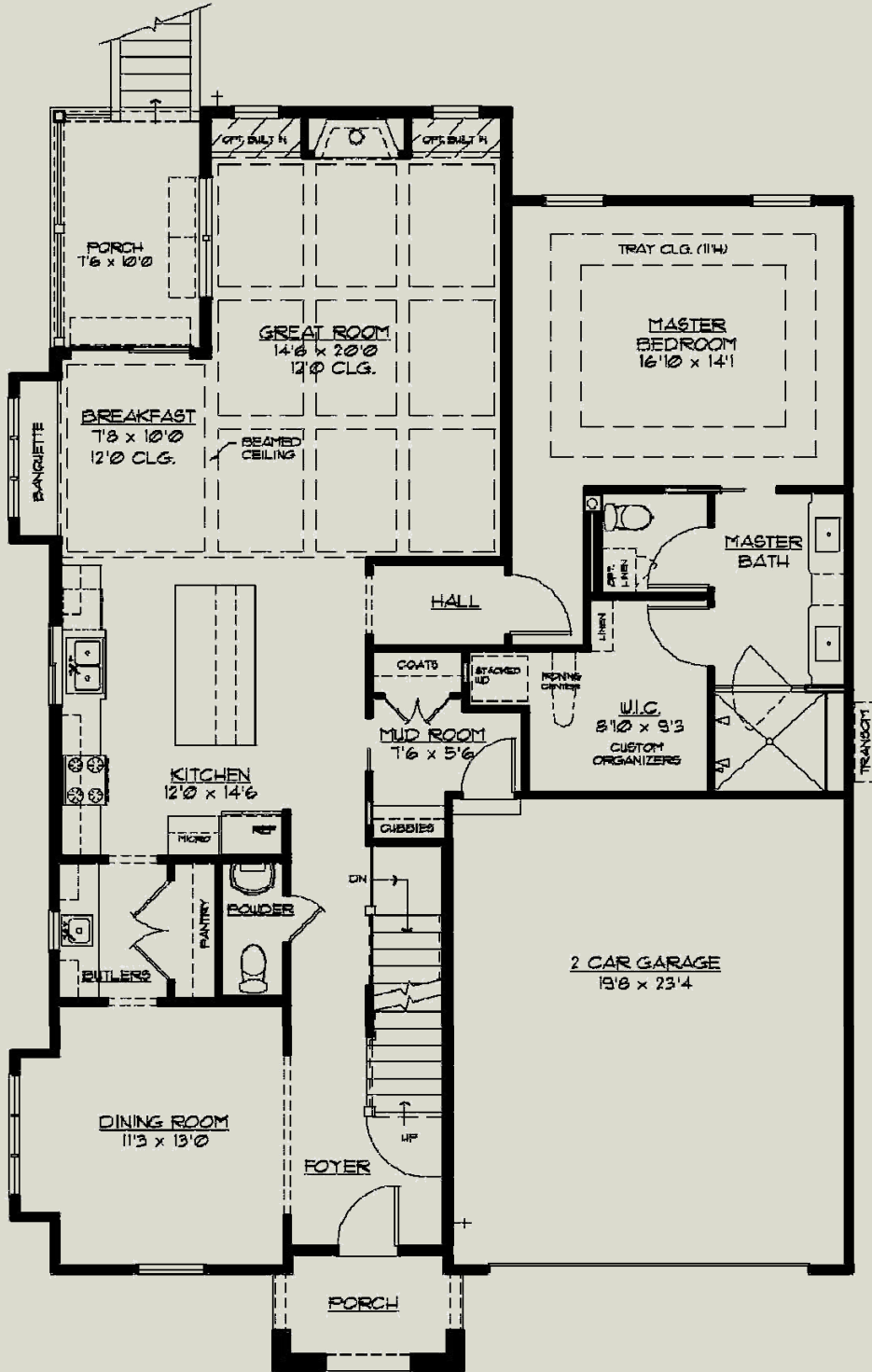




1160 Vinetta, Des Peres 63131

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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com



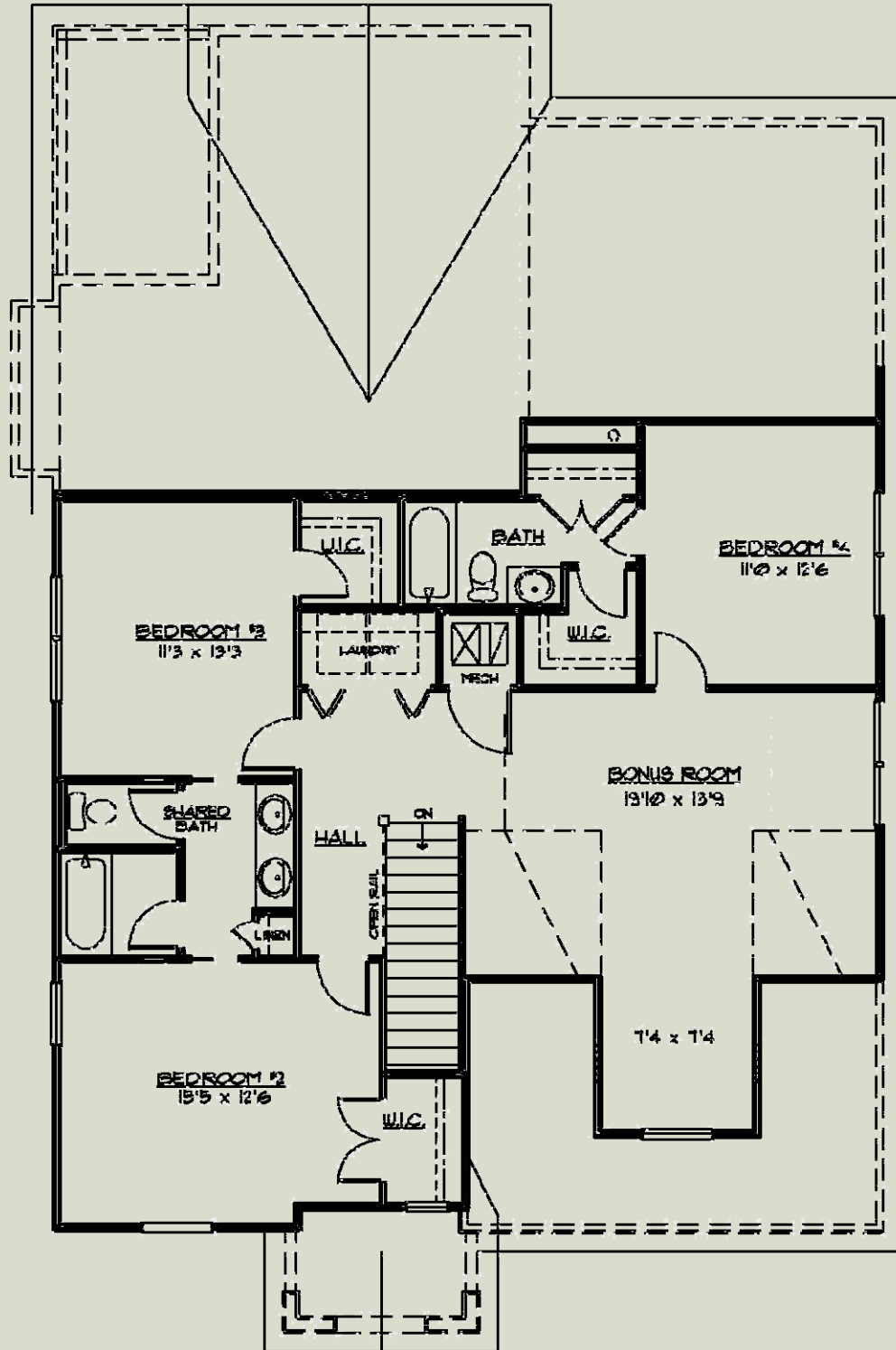
FIRST FLOOR PLAN 1109 SQ. FT.



1160 Vinetta, Des Peres 63131

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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com



**SECOND FLOOR PLAN**

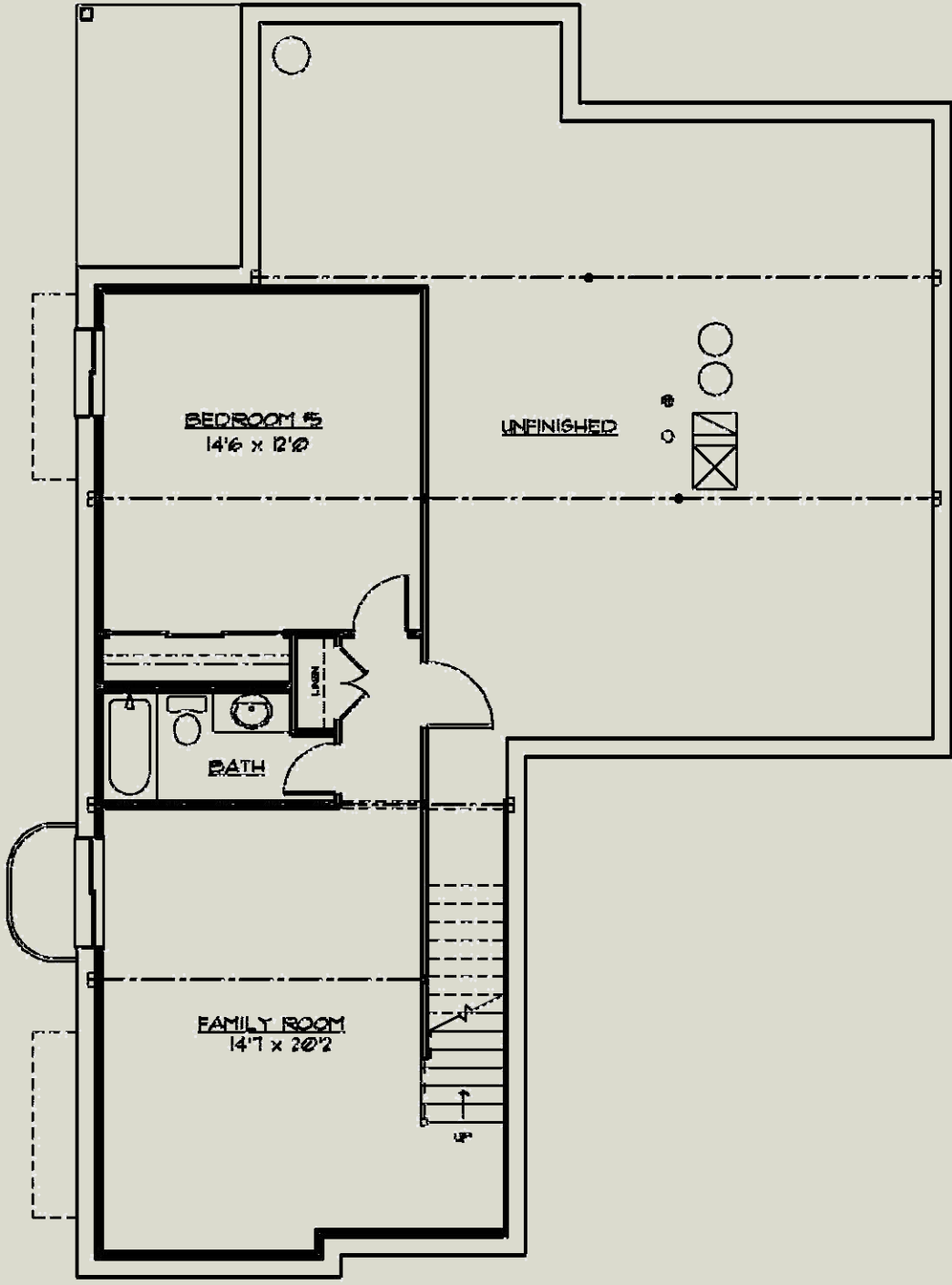
**1258 SQ. FT.**



1160 Vinetta, Des Peres 63131

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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com



**LOWER LEVEL PLAN      692 SQ. FT.**





1160 Vinetta, Des Peres 63131

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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com

### **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



1160 Vinetta, Des Peres 63131

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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com

### **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



1160 Vinetta, Des Peres 63131

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

11736 Lackland Industrial Drive  
St. Louis, MO 63146  
www.pentrexdev.com

**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