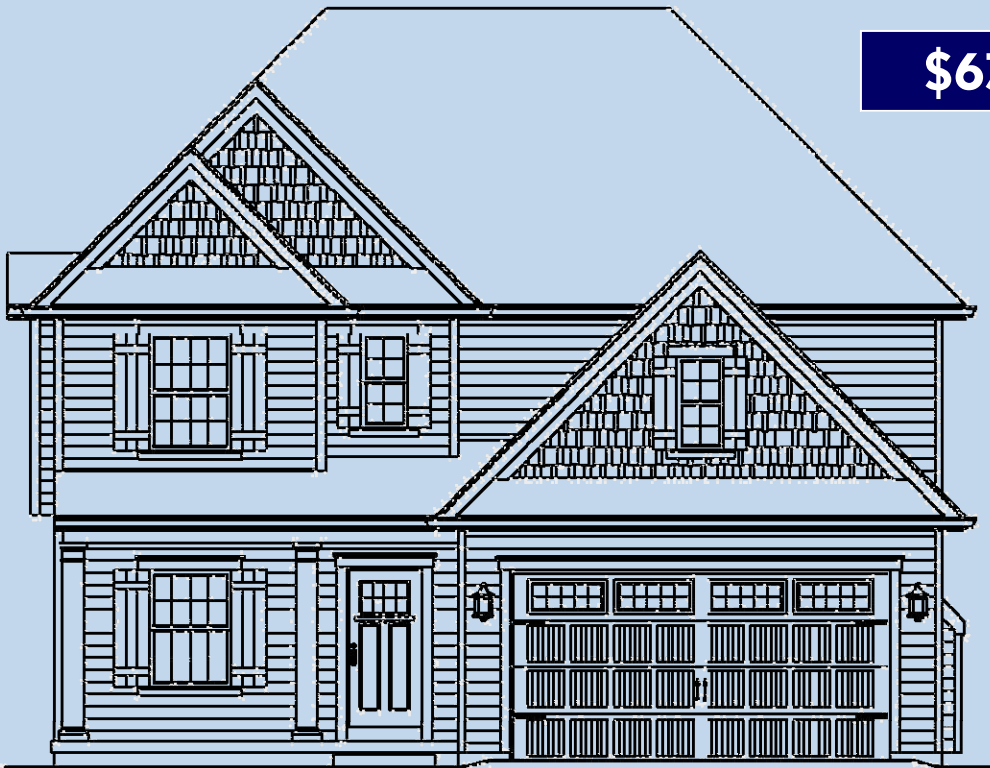
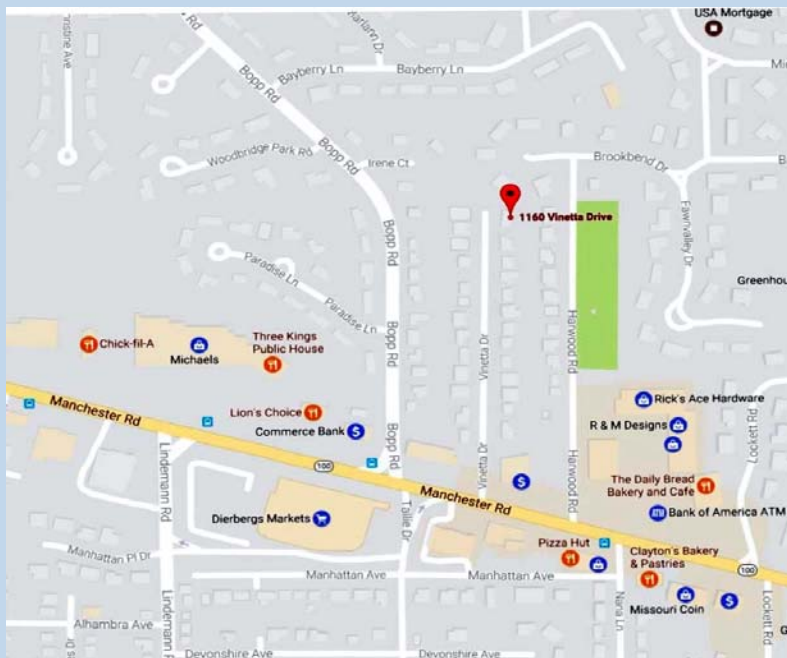




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



\$674,400



1164 Vinetta Drive ~ Des Peres, 63131

2-Story

- 5 Bedrooms
- 4.5 Bathrooms
- 2-Car Overside Garage
- 2,668 Sq. Ft.
- Finished Lower Level w/715 Sq. Ft.
w/ 5th Bedroom, Full Bath & Family Room.
- 1st & 2nd Floor Covered Deck

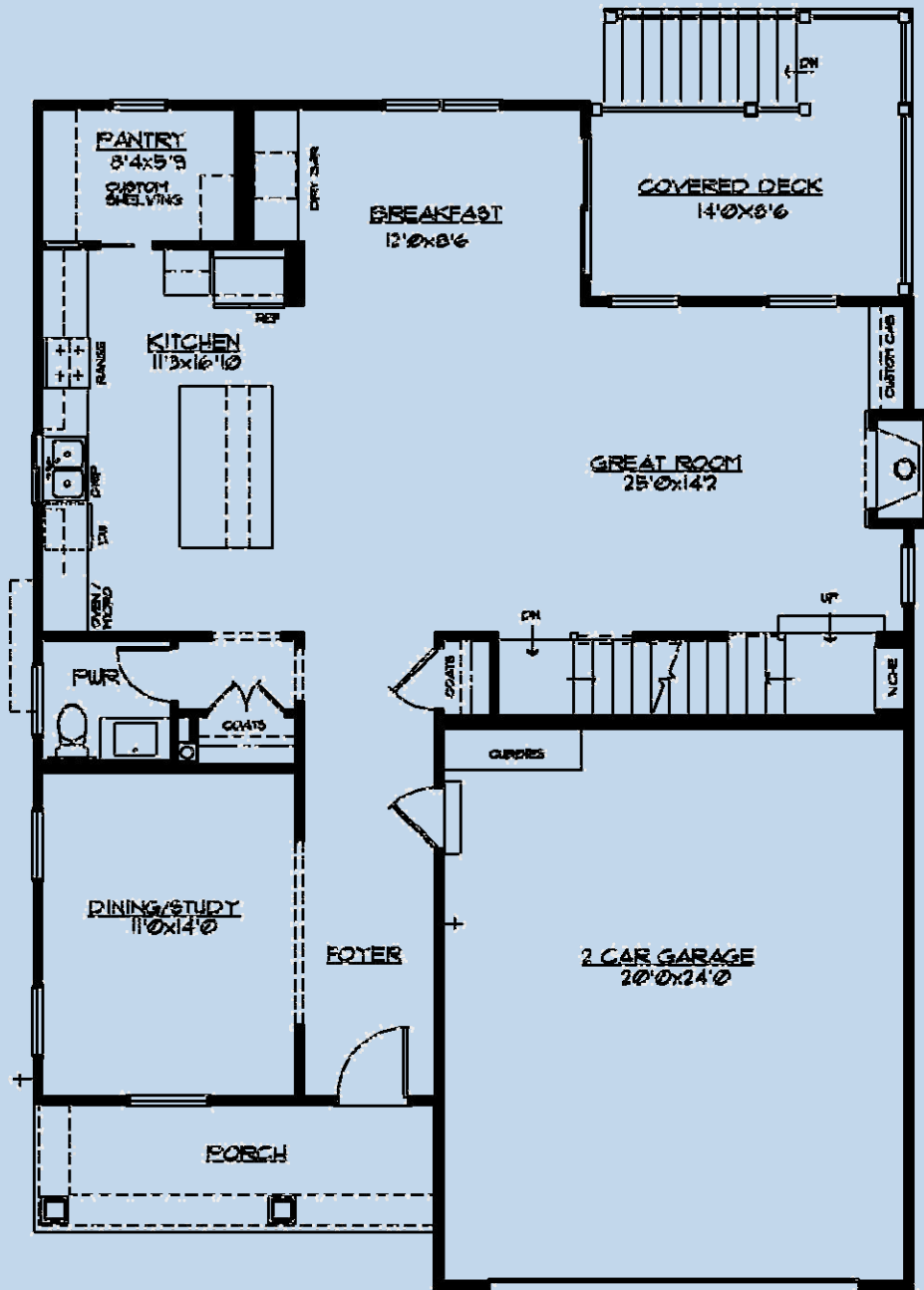
Kirkwood School District

Final Lot Located at End of Quiet Street

**11736 Lackland Industrial Drive
St. Louis, MO 63146
E-mail: pentrex@pentrexdev.com**

**Phone: 314.993.8006
Fax: 314.993.8007
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1164 Vinetta Drive ~ Des Peres, 63131



FIRST FLOOR PLAN

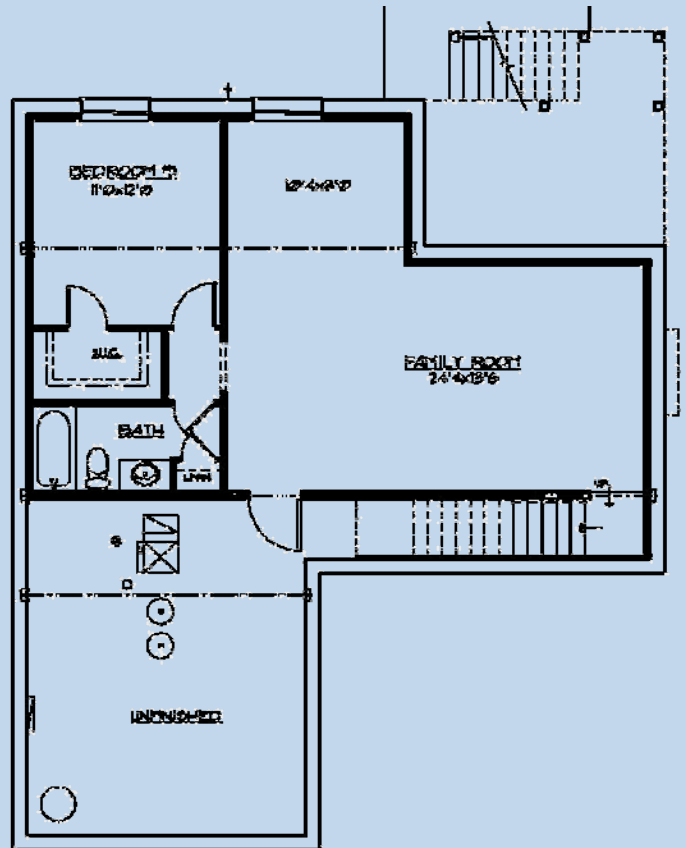
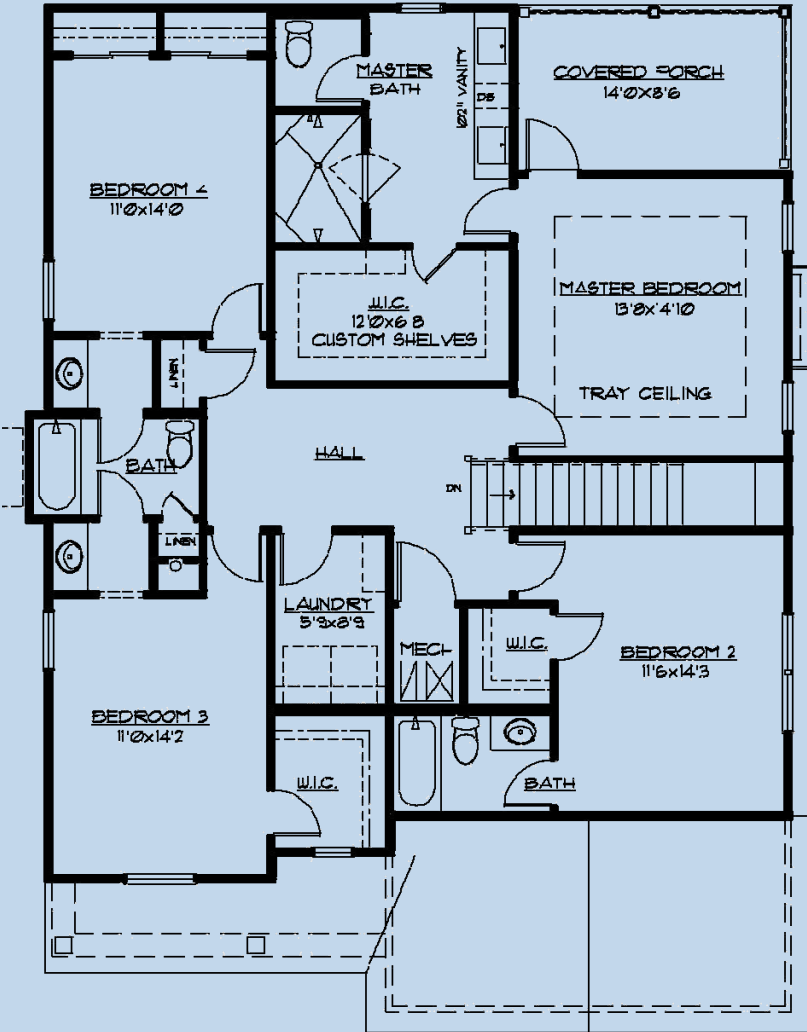
1208 SF

1/8" = 1'-0"

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Framing

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

Interior Finish

Pre Finished 3-1/4" Oak Floors on 1st Floor w/ Matching Flush Mount Oak Registers
LVP Flooring in Finished Lower Level
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
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
5/4" "Upscale" Wood Base & 3/4" Casing on Doors
6 15/16" Crown Molding Throughout First Floor
Fiberglass Tub & Shower Unit in Private & Lower Level Bath
Ceramic Tile Floors Set On Durock in All Baths and Laundry
Steel Tub w/ Transom Window Above & Ceramic Tile Walls In Jack/Jill Bath
Adult Height Vanity in Jack/Jill, Private & Lower Level Bath
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front
Stone Floor to Ceiling, w/ Stone Mantle
Dining Room w/ Cased Opening & 6-15/16" Crown Molding
Entertainment Cabinet & Bookshelf on Side of Fireplace
Craftsman Wainscotting in Foyer, Dining Room & Hallway to Kitchen

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
Rough In Gas Line For BBQ Pit
Rough In Water Line - 2nd Floor Furnace

Powder Room

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

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry w/ Safety Pan Under Washer
Wall Cabinets Over Washer & Dryer
In Wall Dryer Box
Cast Iron Address Plaque
Wrought Iron Mailbox
(2) 4040 Lookout Windows in Basement
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room
Pre Finished 3-1/4" Oak Floors on 2nd Floor Hall
w/ Matching Flush Oak Registers

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Exterior Finish

Craftsman Style Front Elevation w/ Hip Roof
30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roofs on Front Elevation
4-1/2" Lap Vinyl Siding w/ Wide Vinyl Trim on Windows
Fypon Board & Batten Shutters
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Downspouts & Gutters
Stained Mahogany Craftsman Front Door w/ Shelf and Glass Insert
Garage w/ 7' Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables
Covered Cedar Deck on 1st (w/ Stairs to Grade) & 2nd Floor

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) & (8) 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 Light 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-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
Batts in Basement Along Band Boards
Zip Board System Exterior Sheathing
Roof Ridge Vents
Zoned HVAC
(2) 80% AFUE Gas Furnace & Digital Setback Thermostat
(2) Energy Efficient 13.0 Seer Air Conditioner

Luxury Master Suite

Adult Height Vanity w/ Granite Top & Rectangular Double Bowl Undermount Sink
(2) Custom Mirrors Flanked by Vanity Lights
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
5(1/4)" 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/ Custom Shelving
Elongated Toilet
Privacy Door In Master Bath Toilet Room
Full Glass Door w/ Blinds Between Glass Leading to Covered Deck From Master Suite

Kitchen & Breakfast Room

Subway Design Tile Backsplash
Under Cabinet Lighting
Oversized Center Island w/ Breakfast Bar & Cabinets on Back of Island
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets & Crown Molding
Granite Counter Tops
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:
36" Gas Cooktop ~ Advantium Microwave Oven ~ Exhaust Hood ~ Convection Oven
Garbage Disposal ~ Energy Efficient Dishwasher w/ Quiet Design Sound Package
Double Oven Cabinet
Water Line for Refrigerator
Walk-In Pantry
Dry Bar w/ Granite Top Adjacent To Breakfast Room
24" Deep Refrigerator Cabinet w/ End Panel

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