



Phone: 314.993.8006
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11736 Lackland Industrial Drive
 St. Louis, MO 63146
 www.pentrexdev.com

You'll Love Life In A New Pentrex Home!



\$581,440

11811 Lillian Avenue, Des Peres 63131

~ Aspen Model ~

- * 1,848 Sq. Ft.
- * Ranch
- * 2-Car Garage
- * 4 Bedrooms
- * 3 Baths
- * Lower Level w/ 681 Sq. Ft. Includes Bedroom, Full Bath & Family Room

Kirkwood School District

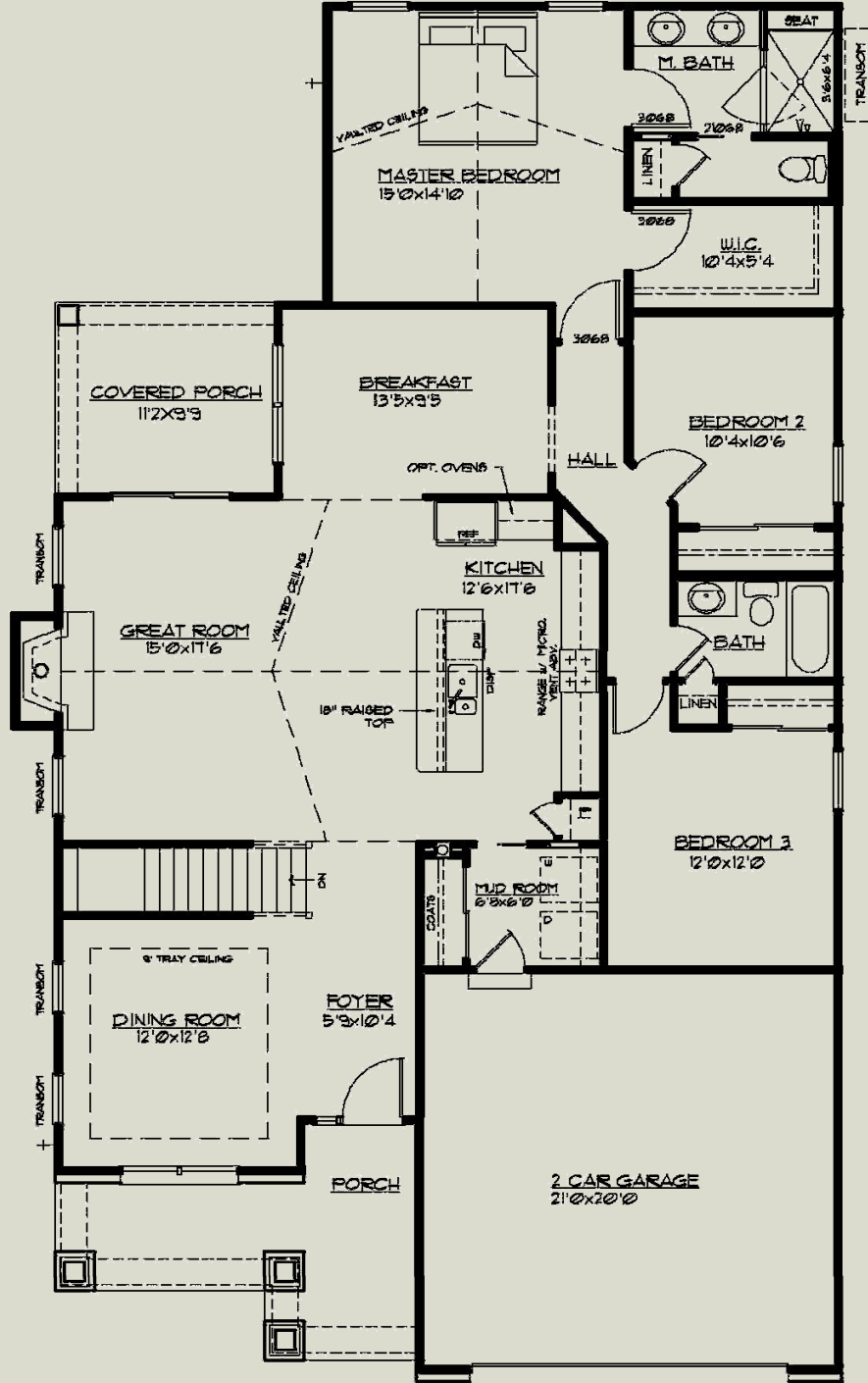
Adjacent to Pioneer Park
 w/ Baseball & Soccer Fields, Playground,
 Tennis Courts, Pavillion & Picnic Area





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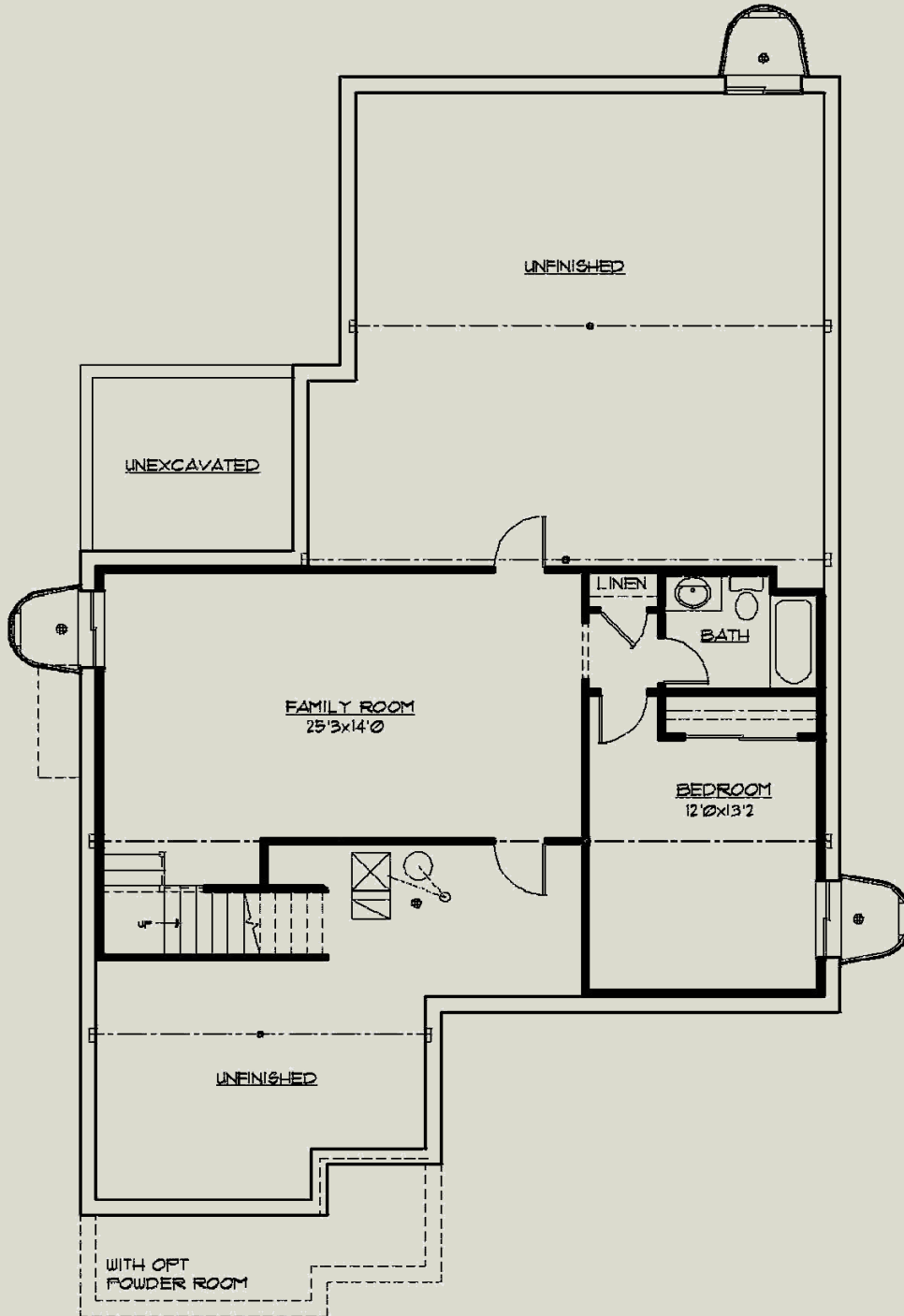
FIRST FLOOR PLAN 1848 SQ. FT.

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FINISHED LOWER LEVEL 681 SQ. FT.

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Exterior Finish

Stone Front Elevations w/ Brick Accents
Cedar Shutter w/ Metal Straps
30-Year Architectural Roof Shingles w/ Felt Paper
Craftsman Style Front Elevation w/ Stone Front Columns
Vinyl Siding
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Downspouts & 6" Gutters
Front Entry Garage w/ Insulated Carriage Style Overhead Door
Stained Mahogany Craftsman Front Door w/ Shelf & Glass
Insert & 1/3 Glass Sidelights on One Side of Door

Electrical

Exhaust Fans In All Baths
(1) Can Light at Kitchen Sink
Front Door Chime
Inter-Connected Smoke Detectors (Battery Back-Up)
On All Levels & Bedrooms
\$2,500 Electrical Fixture Allowance
Electric Dryer Hook-Up
Pre-Wire for (3) Phones (CAT5) & (3) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
Wire & Install Garage Door Opener w/ Remote
White Receptacles & Switch Plates
Overhead Ceiling lights In All Bedrooms Reinforced for Fans
Wiring For Fan/Light In Family Room & Master Bed (Includes Fan)
Flood Light in Rear
Can Lights in Kitchen
Under Cabinet Lighting in Kitchen
Coach Lights at Garage
Under Ground Electric Service (Where Applicable)

Energy Package

Double-Glazed Low "E" Vinyl Thermal Tilt-In Lower Sash Windows
(With Grills & Screens)
R-38 Ceiling Insulation, R-13 Wall Insulation
Batts in L/L Along Band Board
Insulated Steel Veneer Exterior Service Doors
Zip Board System
Digital Setback Thermostat
80% AFUE Gas Furnace
Energy Efficient 13.0 Seer Air Conditioner
Roof Ridge Vents

Luxury Master Suite

Granite Top w/ Double Bowl Sink
Adult Height Vanity
Ceramic Tile Shower With Seat
3/8" Clear Glass Door
Walk-In Closets In Master Bedroom w/ Custom Shelving
Full Ceramic Tile Floors set on Durock
Elongated Toilet

Kitchen & Breakfast Room

Ceramic Tile Backsplash
Pre-Finished 3-1/4" Wood Strip Flooring
Chrome Single Pull Down Handle Kitchen Faucet With Spray
Flat Panel Wood Cabinetry w/ alternating 42" Wall Cabinets & Crown Molding, Lazy Susan (where applicable)
Angled Wall Cabinet & 24" Refrigerator Cabinet
Granite Countertops
Raised Breakfast Bar
Double Stainless Steel Deep 70/30 Combination Sink in Kitchen
Stainless Steel G.E. Appliances to include the following: Built-In 30" Self-Cleaning Electric Oven, Gas Cook Top. Energy Efficient Dishwasher with Pots & Pans Cycle & Quiet Design Sound Package. Space Saver Microwave/Hood Combo
Garbage Disposal
Water Line to Refrigerator
6' Insulated Sliding Patio Door with Grills and Screen

Framing

2x4 Interior Walls – 16" Center
2x10 Floor Joist – 16" Center
2x6 Treated Sill Plates
Tornado Straps On All Trusses
Steep Pitch Roofs on Front Elevations
3/4" T&G Plywood Subfloors Glued & Nailed
Reinforced Concrete Basement Walls
8' Ceilings on First Floor
9' Foundation Walls with Damp-Proofing

Interior Finish

Pre-Finished 3-1/4" Wood Strip Flooring in Foyer, Great Room, Kitchen, Dining Room & Breakfast Room
Wall to Wall Carpeting with Pad
Satin Nickel Lever Handle Door Knobs & Hinges
Wood Window Sills And Aprons
Deluxe Vented Wire Shelving
Expansive Plate Glass Mirrors
(3) Hinges on Interior Doors
Adult Height Flat Panel Wood Vanity w/Granite Top in Hall Bath
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish White Ceilings
Smooth Finish Walls with (2) Coats of Paint
6-Panel Painted Masonite Smooth Colonist Doors
5 1/4" "Upscale" Colonial Wood Base & 3 1/4" Colonial Trim
Fiberglass Tub & Shower in Hall Bath
Ceramic Tile Floor In Hall Bath Set On Durock
Vaulted Ceiling (when shown as standard)
36" Direct Vent Fireplace (wall switched) with Glass Doors, Gas Logs, Wood Mantle and Marble Hearth and Surround
Garage completely Dry Walled and Painted.
Open Railing in Dining Room
Carpeted Stairs to Lower Level

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Additional Standard Features:

Plumbing

- 50-Gallon Gas Hot Water Heater
- (2) "Freeze Proof" Exterior Faucets
- Drain Tile Inside & Out of Foundation w/ Sump Pump & Bucket
- Water Line For Ice Maker
- Moen Satin Nickel Plumbing Fixtures In All Baths and Kitchen

Other

- Backfill Garage With Rock
- Concrete Driveway & Private Walk
- 12x12 Concrete Patio
- Sodded Lot (disturbed areas only)
- First Floor Laundry
- Cast Iron Address Plaque
- Wrought Iron Mailbox
- \$1,000 Landscape Allowance, Includes Street Tree
- (3) 4040 Lookout Windows in Lower Level
- 681 Sq. Ft. Partial Finished Lower Level w/ Bedroom, Bath, Family Room
- Laundry Room Wall Cabinets
- Elongated Toilets in Hall & Lower Level Bath
- Dining Room w/ Tray Ceiling w/ Crown Molding
- 13'8" x 10' Covered Rear Porch



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