



Phone: 314.993.8006
Fax: 314.993.8007
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11736 Lackland Industrial Drive
St. Louis, MO 63146
www.pentrexdev.com

You'll Love Life In A New Pentrex Home!



\$558,880

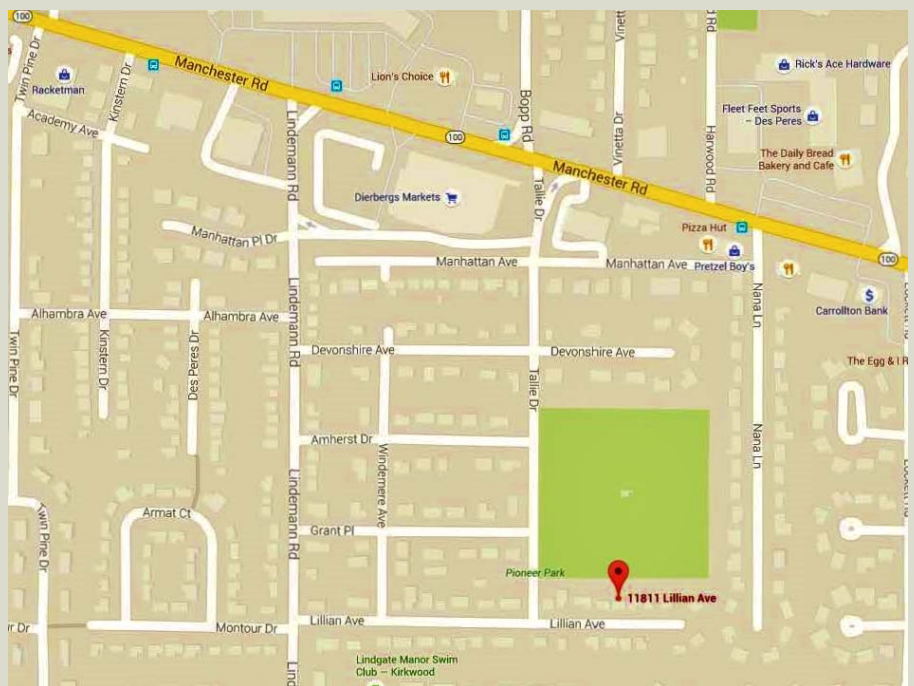
11811 Lillian Avenue, Des Peres 63131

~ Bradley Model ~

- * 1,721 Sq. Ft.
- * Ranch
- * 2-Car Garage
- * 4 Bedrooms
- * 3 Baths
- * Lower Level w/ 1,031 Sq. Ft. Includes Bedroom, Full Bath & Family Room

Kirkwood School District

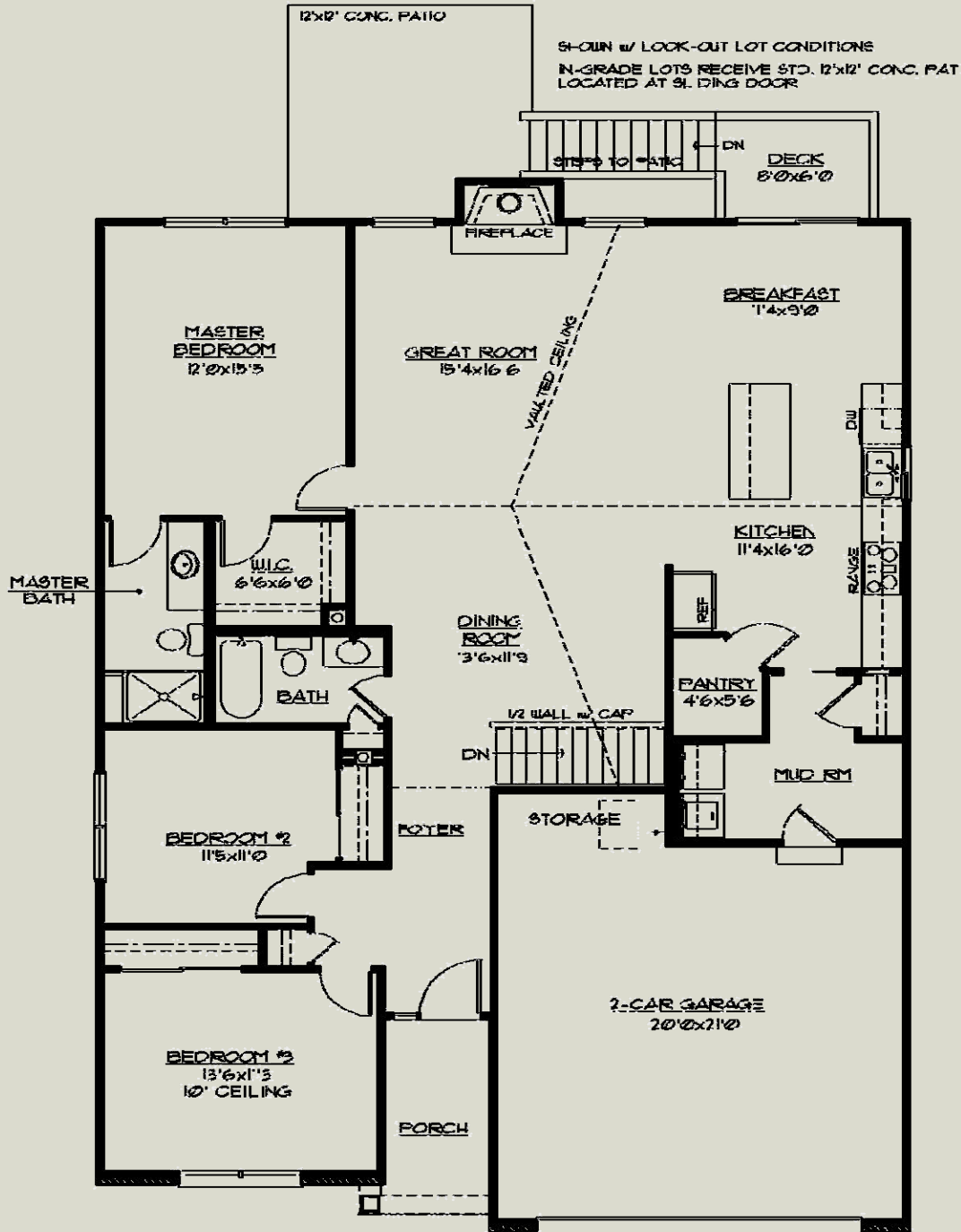
Adjacent to Pioneer Park
w/ Baseball & Soccer Fields, Playground,
Tennis Courts, Pavillion & Picnic Area





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FLOOR PLAN

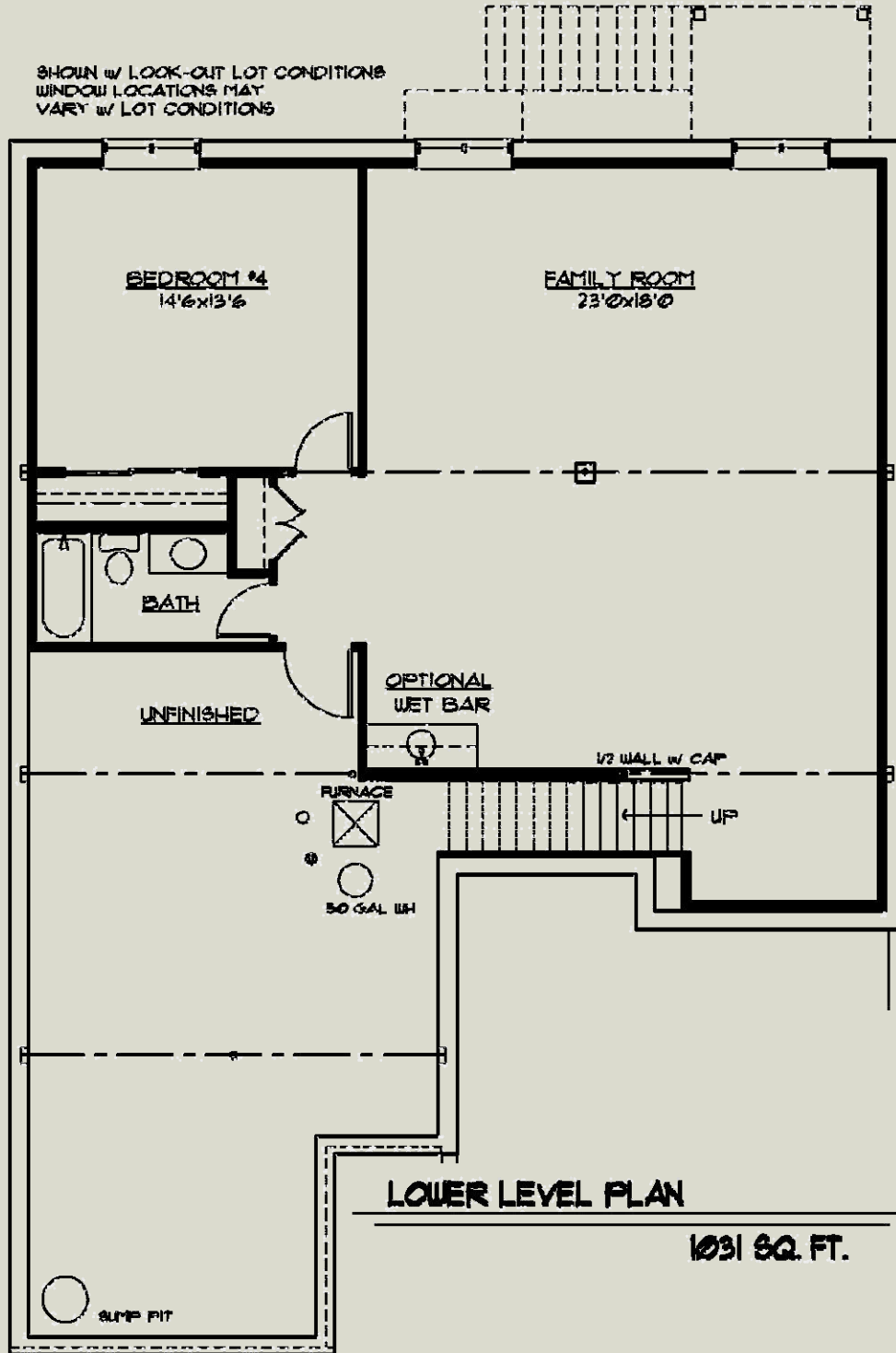
1721 SQ. FT.

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Exterior Finish

- Oversized Brick & Stone Front Elevations
- Vinyl Siding
- Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
- Pre-Finished 5" Downspouts & 6" Gutters
- Front Entry Garage w/ Insulated Carriage Style Overhead Door
- Insulated Fiberglass Front Door w/ (2) 14" ½ Glass Sidelights
- 30-Year Architectural Roof Shingles w/ Felt Paper

Electrical

- Exhaust Fans In All Baths
- (1) Can Light at Kitchen Sink
- (5) Can Lights in Kitchen Area
- 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 Lights in Rear
- Under Cabinet Lighting in Kitchen
- Coach Lights at Garage

Energy Package

- Double-Glazed Low "E" Vinyl Thermal Tilt-In Lower Sash Windows (With Grills & Screens)
- R-38 Ceiling Insulation, R-13 Wall Insulation
- 4-Mil Poly vapor Retarder & Batts in Basement
- Insulated Steel Veneer Exterior Service Doors
- Zip Board House Wrap
- 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 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
- 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
- ¾" T&G Plywood Subfloors Glued & Nailed
- Reinforced Concrete Basement Walls
- 8' Ceilings on First Floor
- 9' Foundation Walls with Damp-Proofing

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Interior Finish

Pre-Finished 3-1/4" Wood Strip Flooring in Foyer, Great Room, Kitchen, Breakfast Room & Dining Room
Wall to Wall Carpeting with Pad
Satin Nickel Lever Handle Door Knobs
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 & 3/4" 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.
1/2 Wall w/ Wood Cap in Dining Room
Carpeted Steps to Basement

Plumbing

50-Gallon Gas Hot Water Heater
(2) "Freeze Proof" Exterior Faucets
Drain Tile For Foundation w/ Sump Pump & Bucket
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
950 Sq. Ft. Partial Finished Lower Level w/ Bedroom, Bath, Family Room
Laundry Room Wall Cabinets
Elongated Toilets in Hall & Lower Level Bath
Cedar Steps to Concrete Pad (Lookout Lots Only)

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Pioneer Park

CITY OF DES PERES



A Parking **C** Restroom **D** Tennis Courts **E** Playground **F** Soccer Field

B Pavilion **G** Baseball Field



DES PERES
PARKS AND RECREATION

11811 Lillian Avenue, Des Peres