



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!



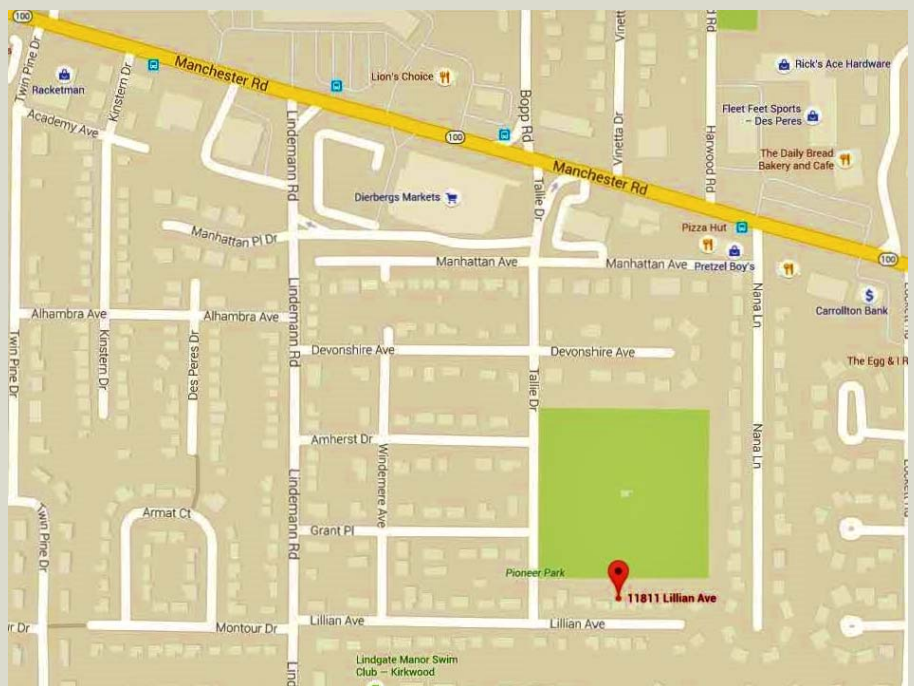
\$670,600 **11811 Lillian Avenue, Des Peres 63131**

~ Sheffield I Model ~

- * 2,569 Sq. Ft.
- * Sheffield I Model - 2-Story
- * 2-Car Oversized Garage
- * 5 Bedrooms
- * 3.5 Baths
- * Lower Level w/ 625 Sq. Ft. Includes Bedroom, Full Bath & Family Room

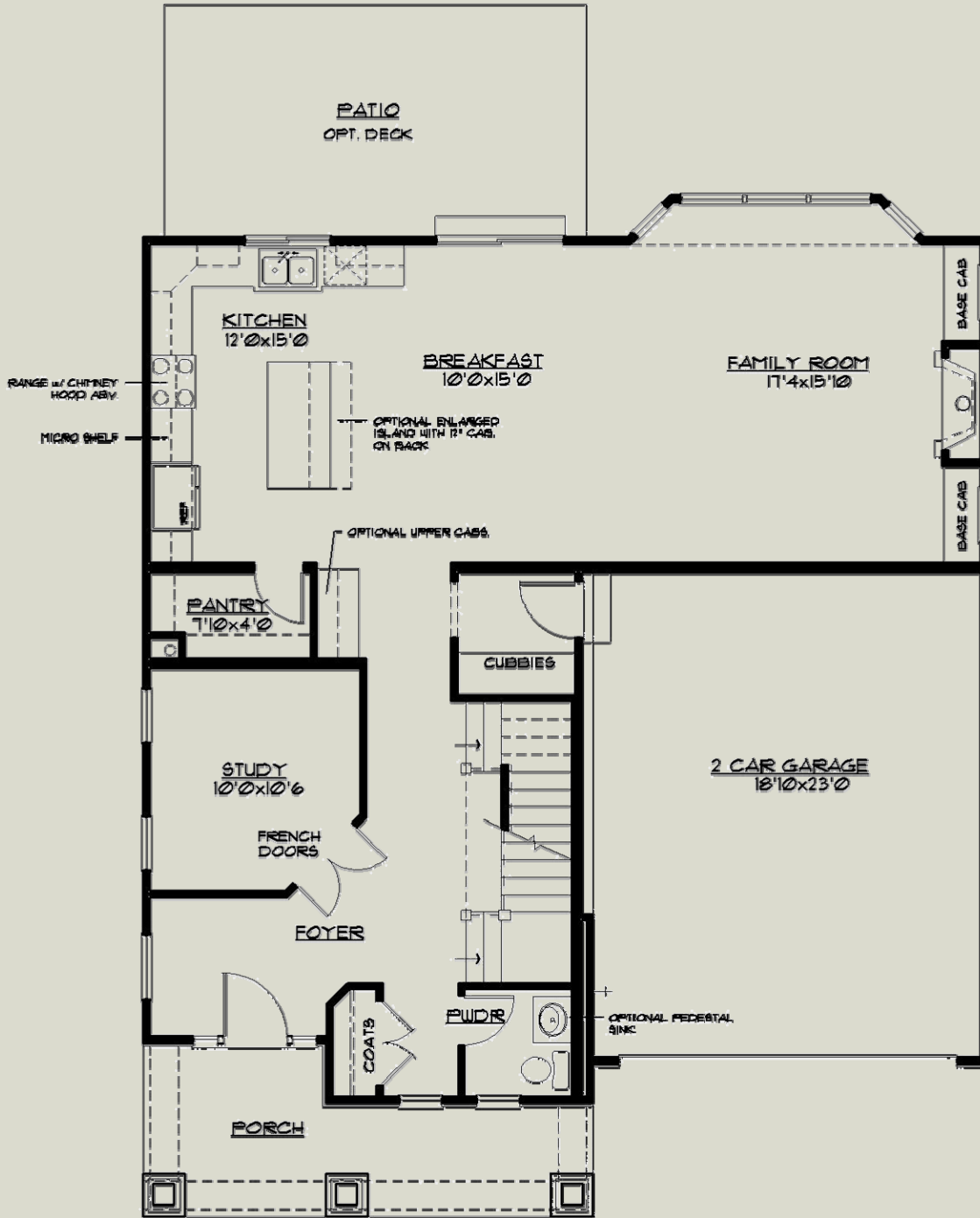
Kirkwood School District

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



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FIRST FLOOR PLAN

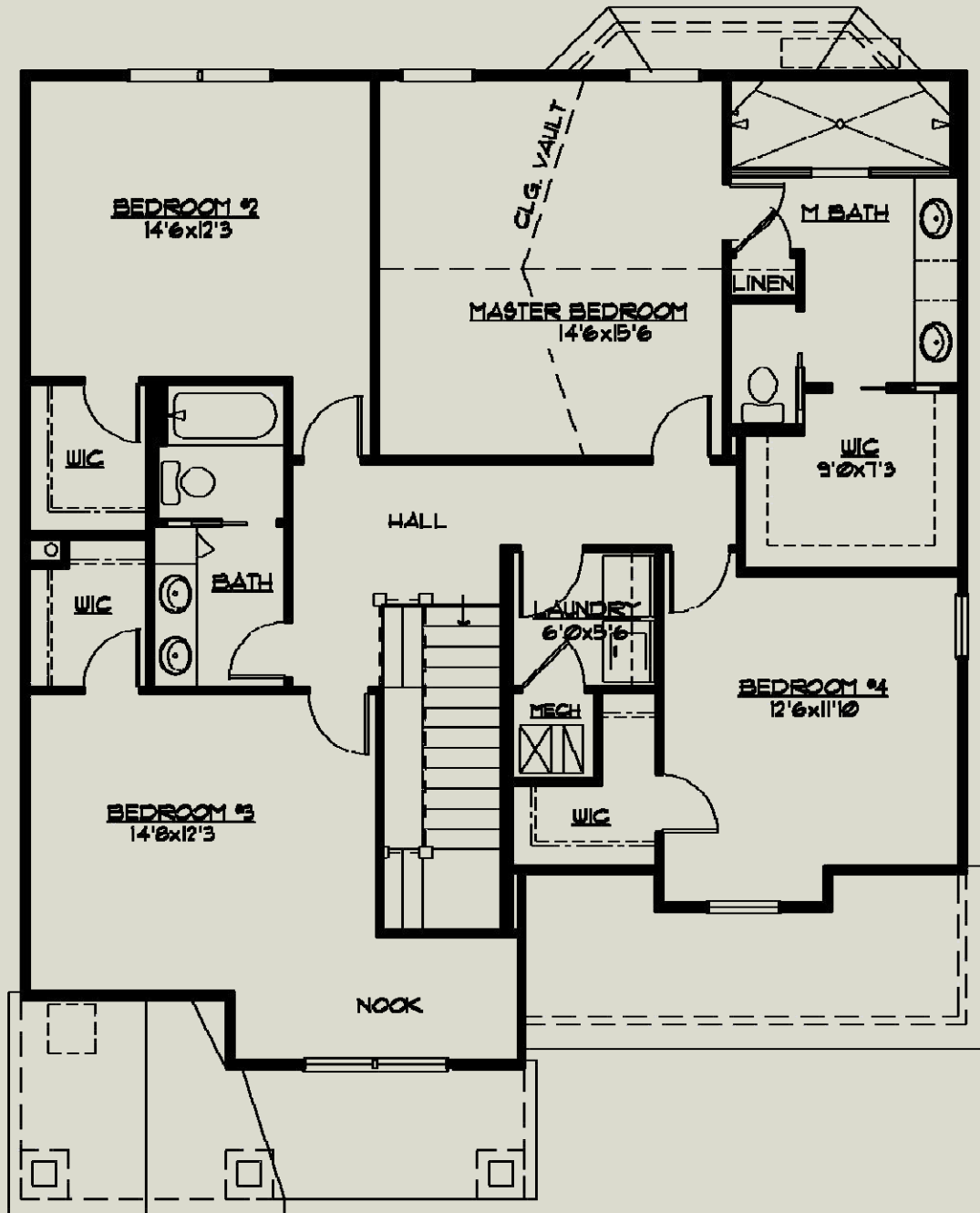
1156 sf

SHEFFIELD I & II

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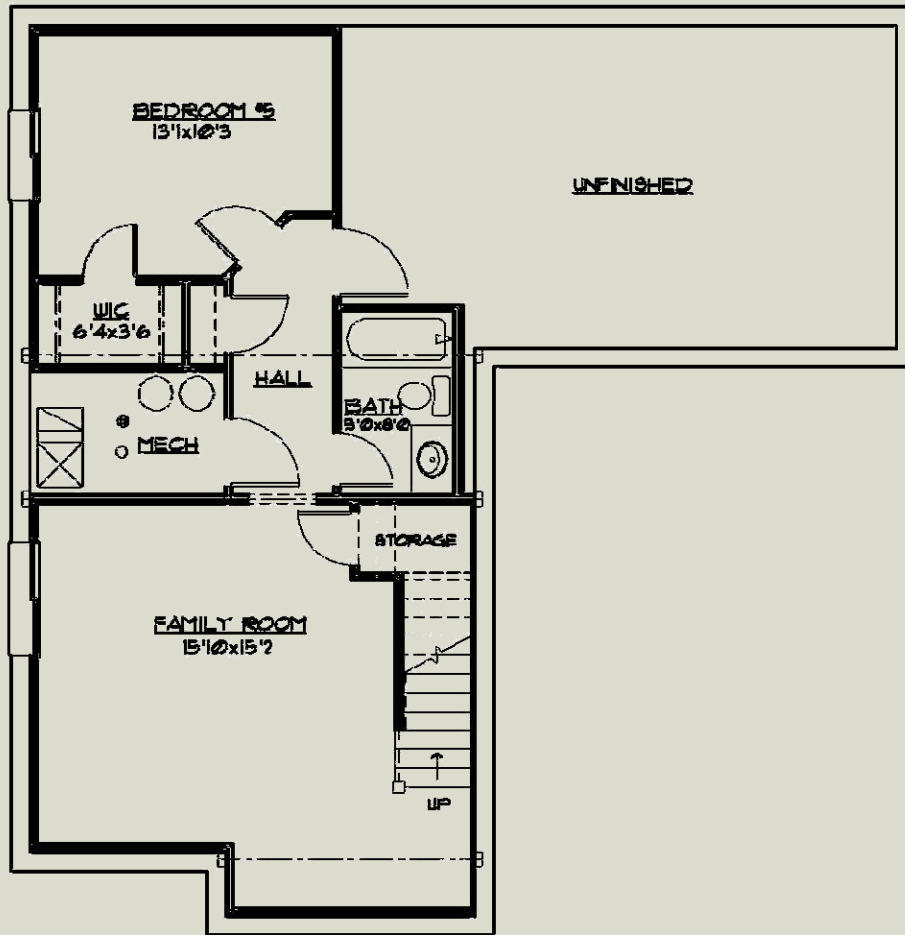


SECOND FLOOR PLAN

1411 sf

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LOWER LEVEL PLAN

625 sf

1/8" = 1'-0"



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Framing

2x4 Interior Walls – 16" Center / 2x12 Floor Joist - 16" Center
Tornado Straps On All Trusses
¾" T&G Plywood Subfloors Glued & Nailed
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls w/ Damp-Proofing
2x6 Treated Sill Plates

Exterior Finish

Brick Front Elevation
Craftsman Style Front Elevation w/ Brick Front Columns
30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roofs on Front Elevation
4-1/2" Lap Vinyl Siding
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Downspouts & 6" Gutters
Stained Mahogany Craftsman Front Door w/ Shelf Arm and Glass
Insert & 1/3 Glass Sidelights on Either Side of Door
Garage w/ 7' Tall Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables (Where Applicable)

Plumbing

(2) 40-Gallon Gas Hot Water Heater
(2) "Freeze Proof" Exterior Faucets
Drain Tile Inside of Foundation w/ Sump Pump & Bucket
Moen Satin Nickel Fixtures In All Baths
Matching Towel Bars & Toilet Paper Holders in All Baths

Electrical

Exhaust Fans In All Baths
Electrical Allowance - \$3,400
Multiple Can Lights in Kitchen, Breakfast & Family Room
Front Door Chime
Inter-Connected Smoke Detectors (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
Light Almond Receptacles & Switch Plates
Overhead Ceiling Lights In All Bedrooms
Fan/Light wiring In Family Room & Bedrooms
Ceiling Fan in Family Room
Flood Lights in Rear
Coach Lights on Garage
Under Ground Electric Service (Where Applicable)

Energy Package

Beige Double-Glazed Vinyl Thermal Tilt-In Lower Sash Windows
Low E Windows
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
Batts in Basement Along Band Boards
Zip System Wall Sheathing & Tape / 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
Satin Nickel Faucet, Vanity Hardware & Accessories
Elongated Toilet - Biscuit Color

Luxury Master Suite

Adult Height Vanity
Granite Counter Tops w/ Undermount Bowls
Oversized Ceramic Tile Walk-In Shower w/ Granite Caps
3/8" Glass Frameless Enclosure
(2) Shower Heads w/ Hand Held Shower on Slide Bar
Vaulted Ceiling w/ Ceiling Fan in Master Bedroom
Full Ceramic Tile Floors set on Durock, Laid Diagonally
Elongated Toilet - Biscuit Color
Privacy Door In Master Bath Toilet Room
Custom Walk-In Closet w/ Shelving & Drawers
Sound Batting on Interior Common Walls

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Kitchen & Breakfast Room

Stone Tile Backsplash - Subway Design w/ Under Cabinet Lighting
Center Island w/ Breakfast Bar & Bead Board Panel
Satin Nickel Single Handle Kitchen Faucet With Spray
Shaker Style 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
(2) Container Trash Cabinet
Dry Bar
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
Soap Dispenser
Stainless Steel G.E. Appliances to include the following:
 30" Built-In Self-Cleaning Electric Oven, Garbage Disposal
 Gas Cooktop * Space Saver Microwave/Hood 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 (where applicable)
Satin Nickel 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/ 1-1/4" Square Balusters (1st 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 "Craftsman Style" Doors Throughout w/ (3) Hinges
5/4" "Upscale" Wood Base & 3/4" Casing on Doors
6 15/16" Crown Molding on First Floor
Fiberglass Tub & Shower Unit in Hall & Lower Level Bath
Adult Height Cutlured Marble Double Bowl Vanity in Hall
Ceramic Tile Floors In Shared & Lower Level Bath Set On Durock
42" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Stone Hearth
 w/ Wall Switch allows for 3 Fan Speeds, 4 Flame Heights
5 Window Bay in Family Room
Entertainment Base Cabinets in Family Room w/ Granite Tops
Wainscoating in Study
Custom Cubbies & Coat Locker w/ Seat

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Oversized Garage
Concrete Driveway & Private Walk
20' x 11' Large Concrete Patio
Front Landscaping w/ Sodded Lot to disturbed area
2nd Floor Laundry (includes Safety Pan under Washer)
Ceramic Tile Floor in Laundry Room
Cast Iron Address Plaque & Wrought Iron Mailbox
(2) 4040 Egress 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
Adult Height Cultured Marble Vanity in Lower Level Bath

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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

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