



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!



**\$686,165**

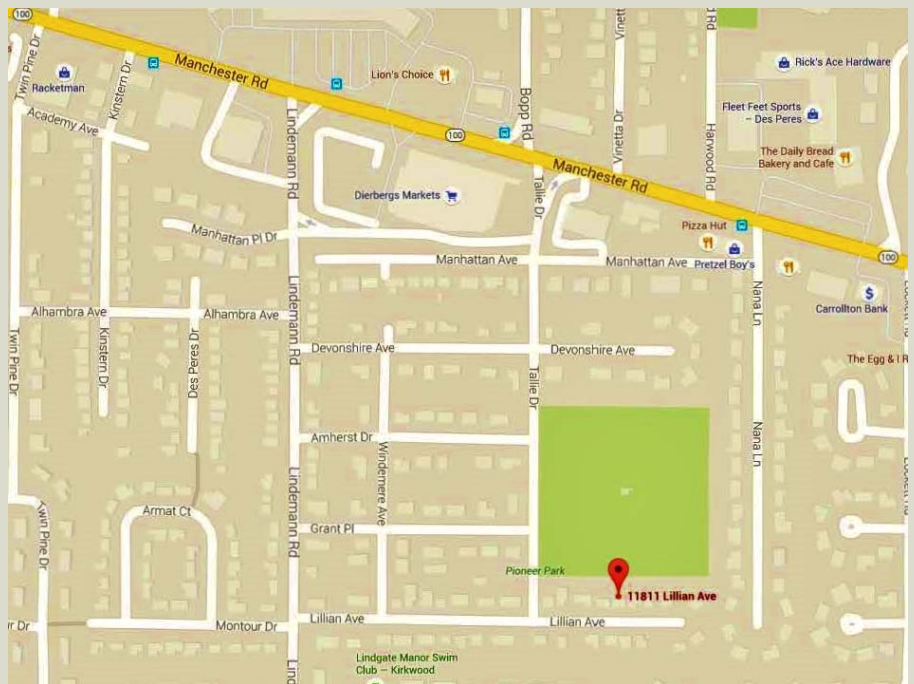
**11811 Lillian Avenue, Des Peres 63131**

### ~ Sheffield III Model ~

- \* 2,626 Sq. Ft.
- \* Sheffield III Model - 2 Story
- \* 2-Car Oversized Garage
- \* 5 Bedrooms
- \* 3.5 Baths
- \* Lower Level w/ 625 Sq. Ft. Includes Bedroom, Full Bath & Family Room

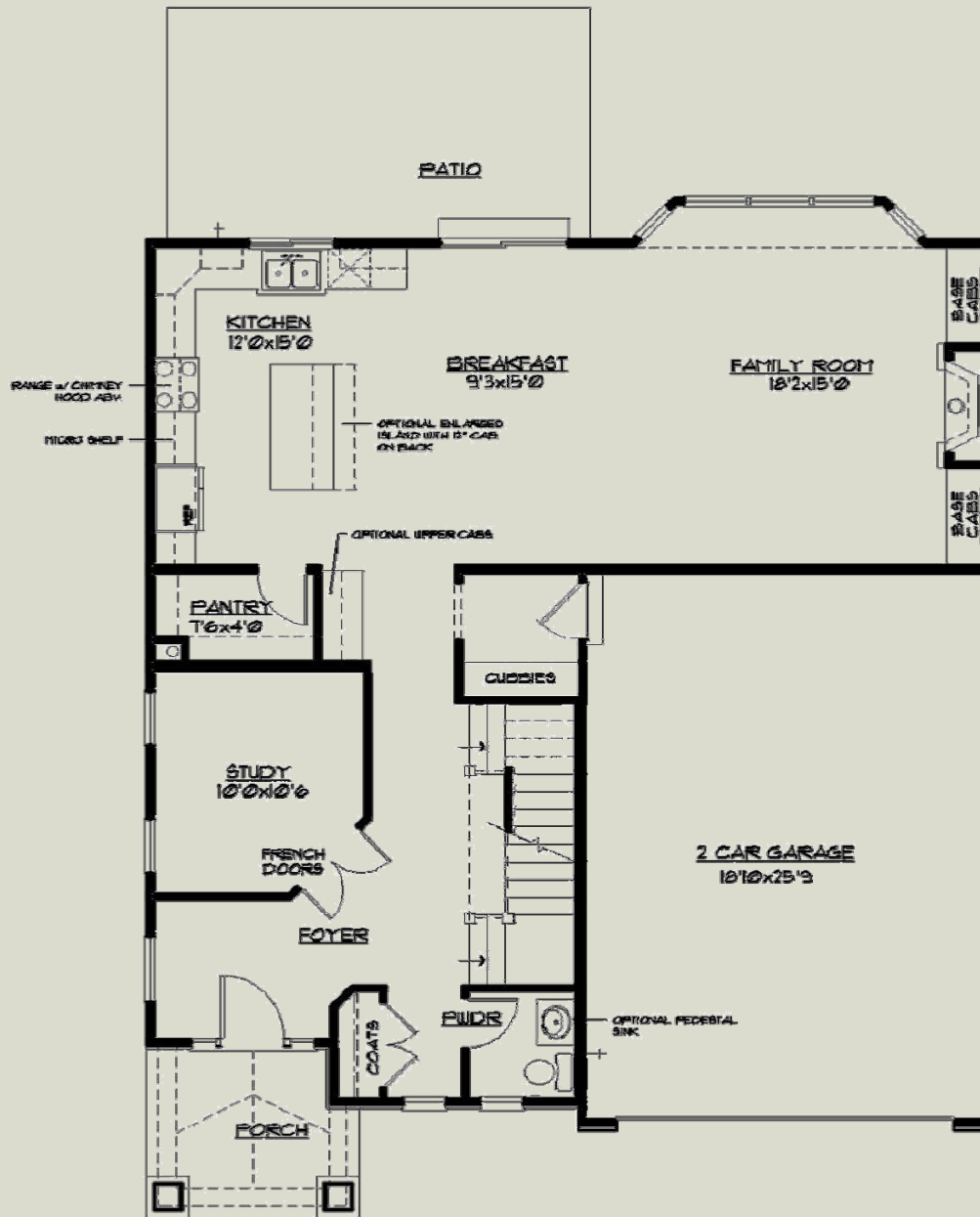
**Kirkwood School District**

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



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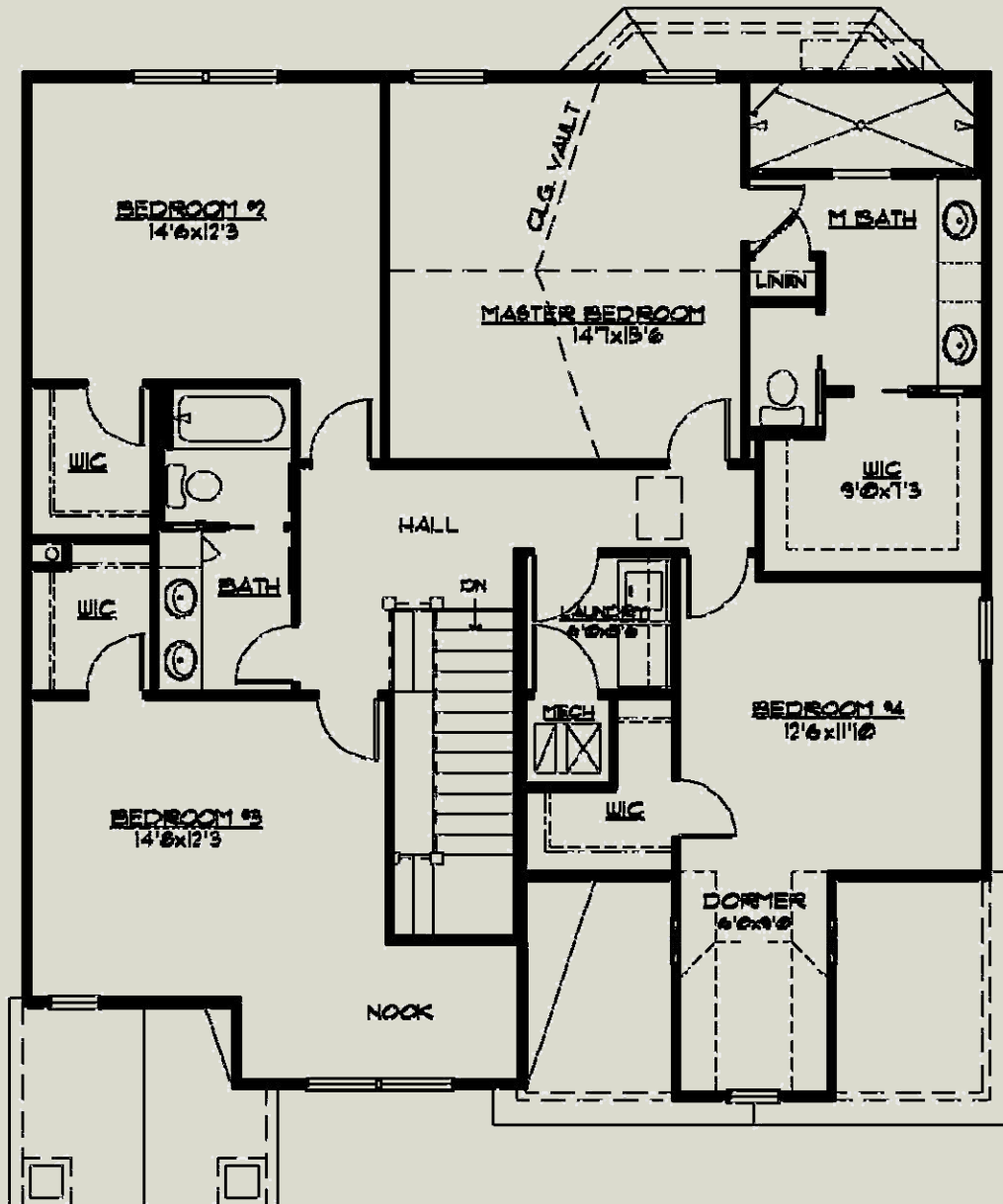
FIRST FLOOR PLAN

1156 sf

SHEFFIELD III

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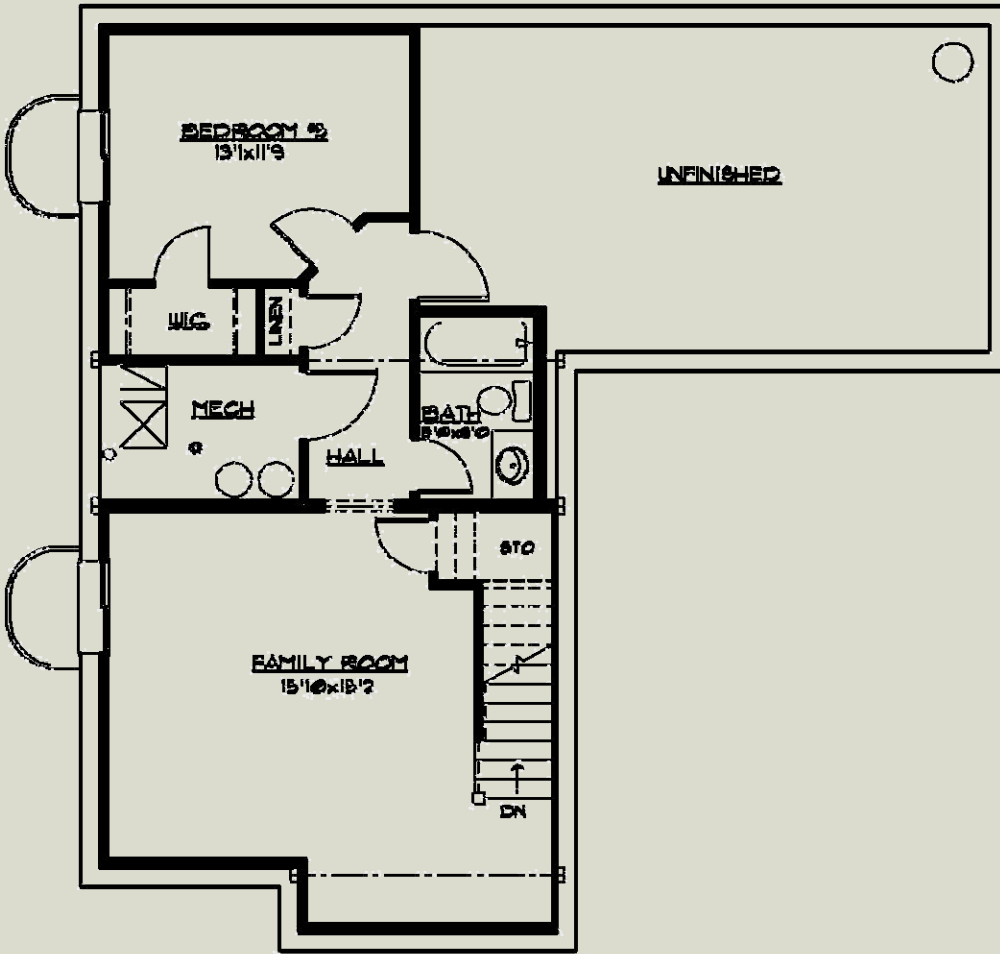
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**SECOND FLOOR PLAN**

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**LOWER LEVEL PLAN**

**622 sf**



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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**

Stone Front Elevations w/ Brick Accents & Cedar Shutters  
Craftsman Style Front Elevation w/ Stone 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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