



Phone: 314.993.8006  
Fax: 314.993.8007  
E-mail: pentrex@pentrexdev.com

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

# You'll Love Life In A New Pentrex Home!



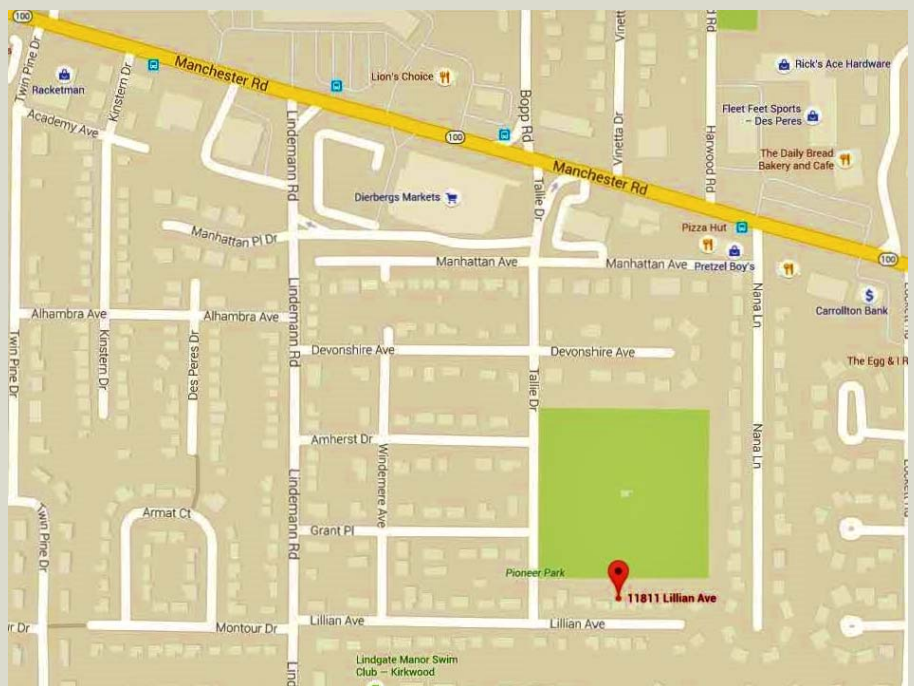
**\$749,305**      **11811 Lillian Avenue, Des Peres 63131**

### ~ Wakefield Model ~

- \* 2,635 Sq. Ft.
- \* 1.5 Story
- \* 2-Car Oversized Garage
- \* 5 Bedrooms
- \* 3.5 Baths
- \* Lower Level w/ 640 sq. ft. Includes Bedroom, Full Bath & Family Room

**Kirkwood School District**

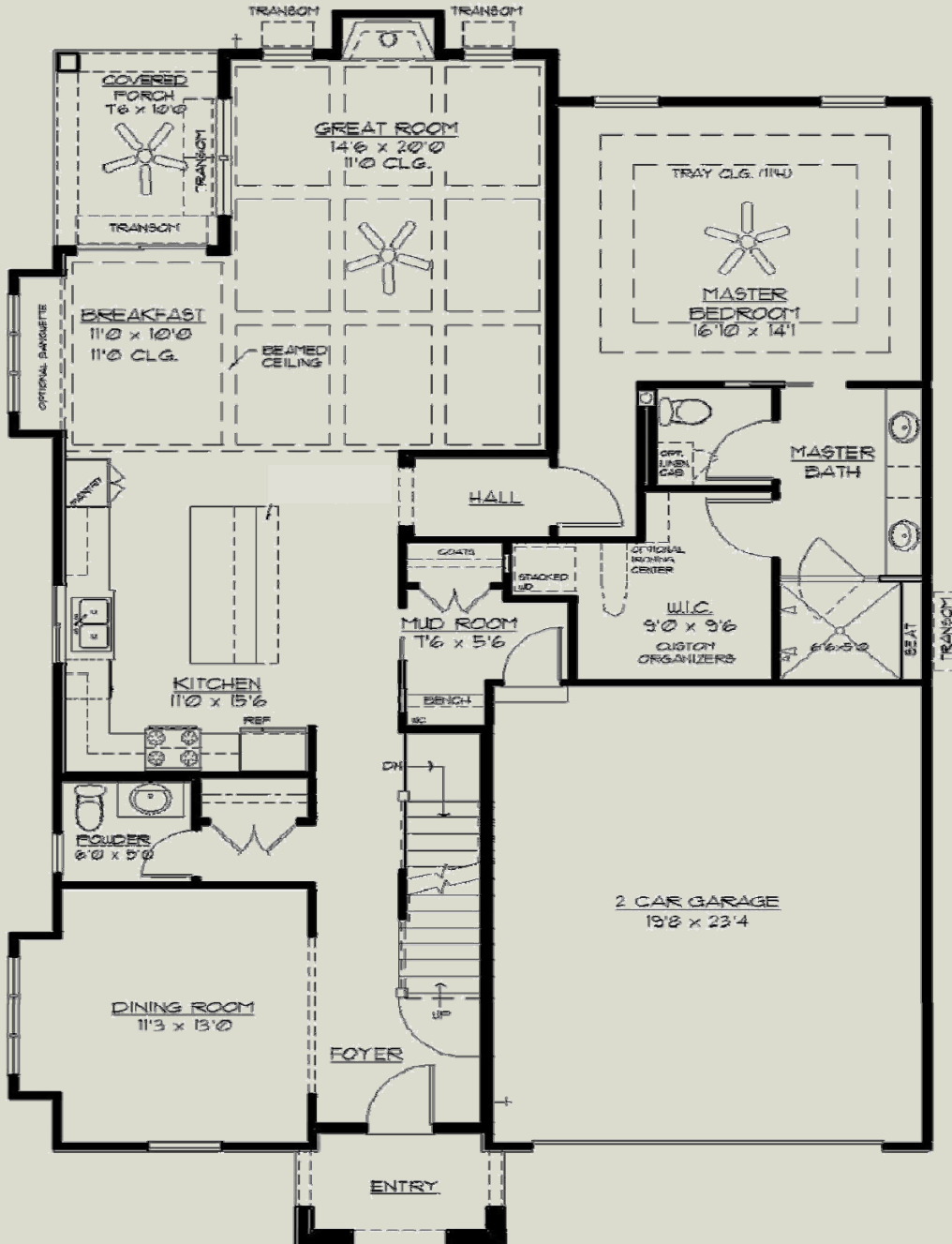
**Adjacent to Pioneer Park**  
w/ Baseball & Soccer Fields, Playground,  
Tennis Courts, Pavillion & Picnic Area





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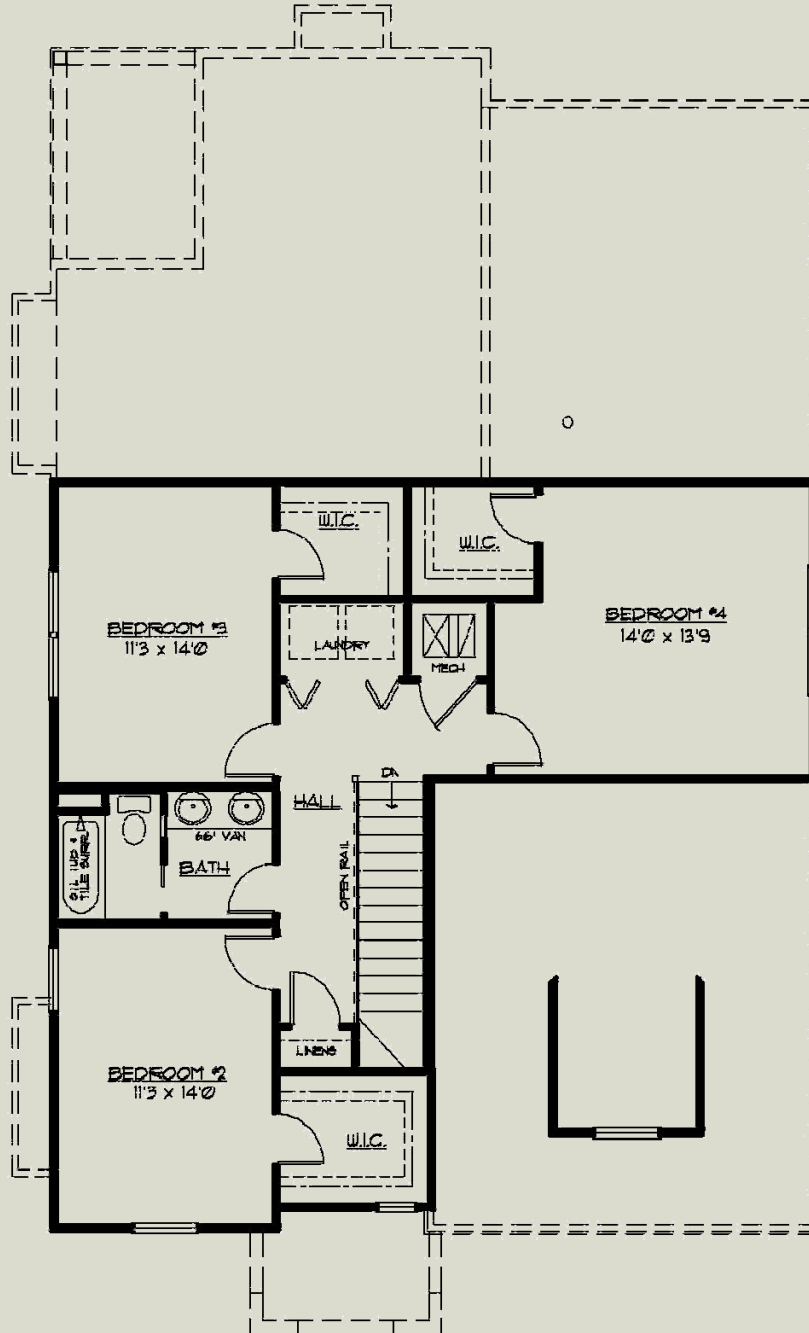
**FIRST FLOOR PLAN      1691 SQ. FT.**

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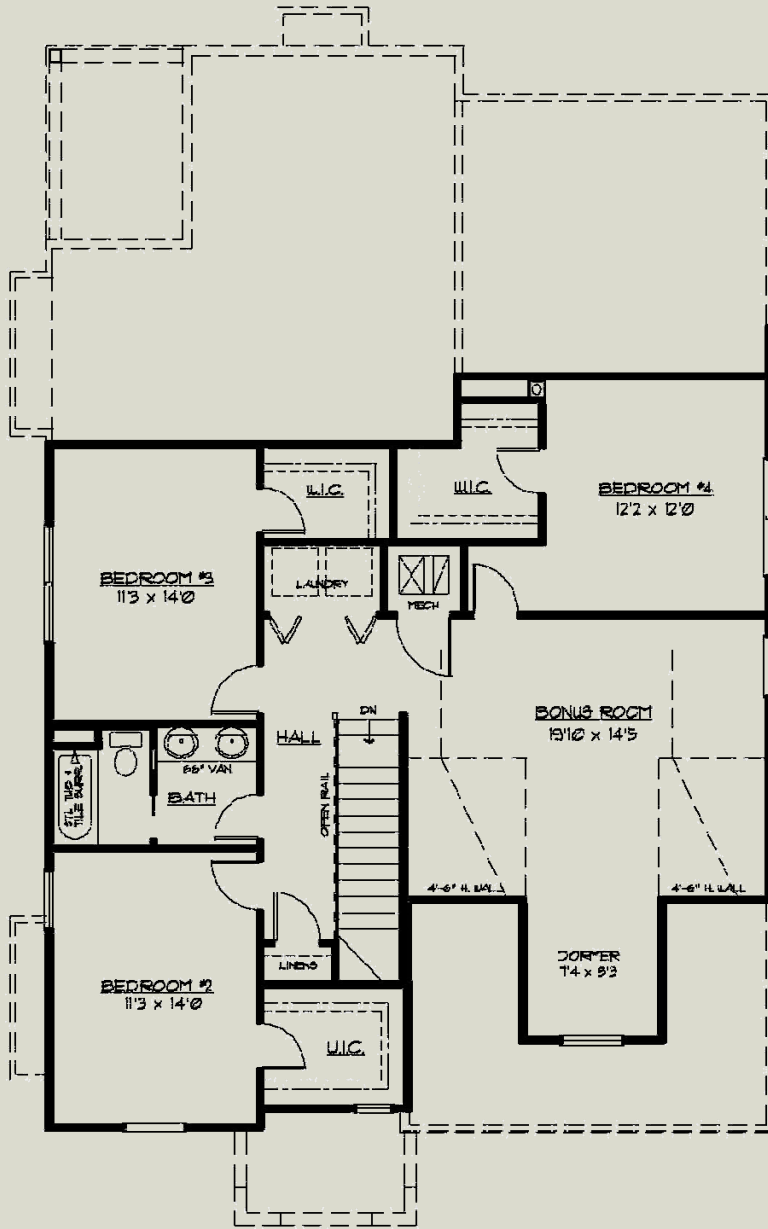
**SECOND FLOOR PLAN 944 SQ. FT.**

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**SECOND FLOOR PLAN**

**OPT. BONUS ROOM 1255 SQ. FT.**

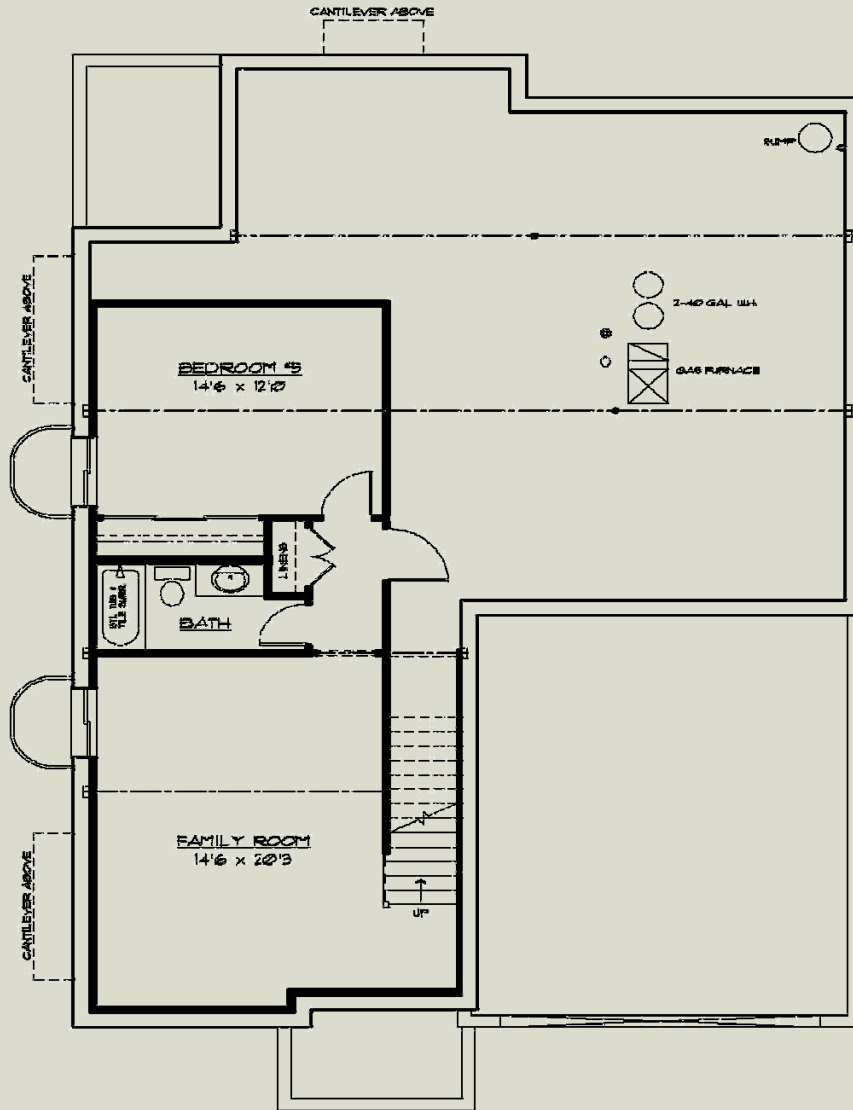
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**LOWER LEVEL PLAN**

**640 SQ. FT.**

11811 Lillian Avenue, Des Peres



### **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 Elevation & Columns  
Cedar Shutters w/ Metal Straps  
30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roofs on Front Elevation  
Covered Patio w/ Ceiling Fan  
4-1/2" Lap Vinyl Siding  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished 5" Downspouts & 6" Gutters  
8' Mahogany Front Door w/ Clavos, Straps, & Speakeasy  
Insulated Overhead Garage Door  
w/ Stockton Windows & Metal Straps

### **Plumbing**

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

### **Electrical**

Exhaust Fans In All Baths  
Electrical Allowance - \$4,500  
Can Lights in Kitchen, Breakfast & Great Room  
Slide Bar Dimmer Switching On Can Lights (3 or more)  
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  
White Receptacles & Switch Plates  
Overhead Ceiling Lights In All Bedrooms  
Fan/Light wiring In Great Room, Covered Porch & Bedrooms  
Ceiling Fan Installed in Great Room  
Flood Light in Rear  
Pre-Wire for Surround Sound in Great Room (wire only)  
Coach Lights on Garage

### **Powder Room**

Custom Style Vanity w/ Granite Top & Undermount Sink  
Satin Nickel Faucet, Vanity Hardware & Accessories  
Elongated Toilet - White Color

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### **Energy Package**

White Double-Glazed Vinyl Thermal Tilt-In Lower Sash Windows w/ Screens  
Low E Windows  
Transom Windows in Great Room  
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation  
Batts in Basement Along Band Boards  
Zip Board House Wrap  
Roof Ridge Vents  
Zoned HVAC / 80% AFUE Gas Furnace  
Digital Setback Thermostats  
Energy Efficient 13.0 Seer Air Conditioner

### **Luxury Master Suite**

Adult Height Vanity  
Granite Counter Tops w/ Square Double Undermount Sinks  
Oversized Ceramic Tile Walk-In Shower w/ Seat  
3/8" Glass Frameless Enclosure  
(2) Shower Heads w/ One Hand Held Shower on Slide Bar  
11' Tall Coffered Ceiling w/ Crown Molding in Master Bedroom (3 Levels)  
Oversized Water Lines to Shower Heads  
Full Ceramic Tile Floors set on Durock  
Elongated Toilet - White Color  
Custom Walk-In Closet w/ shelving & drawers  
Ceiling Fan in Master Bedroom  
Washer & Dryer Hook-Up in Closet  
3' Wide Doors  
Fluted Molding at Both Vanity Sink Bump-Outs

### **Kitchen & Breakfast Room**

Stone Tile Backsplash - Subway Design  
Under Cabinet Lighting  
Center Island w/ 4' x 8' Breakfast Granite Bar & 12" Cabinets on Back Side  
Satin Nickel Single Handle Kitchen Faucet w/ Spray  
Upgraded 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  
Matching Custom Cabinet Pantry  
Granite Counter Tops  
Pull Out Trays in Center Island & numerous cabinets  
Tilt Out Soap Trays & Soap Dispenser @ Kitchen Sink  
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink  
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

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### Interior Finish

Job Finish Oak Floors on 1st Floor w/ matching Oak Registers  
Wall to Wall Carpeting w/ Pad (where applicable)  
Satin Nickel Lever Handle Door Knobs (where applicable)  
Craftsman 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)" Wood Spindles  
Dead Bolts On All Exterior Doors (Keyed Identical)  
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint  
Painted Masonite Smooth "Cheyenne" Doors Throughout w/ (3) Hinges  
5¼" "Upscale" Wood Base & 3¼" Casing on Doors  
6 15/16" Crown Molding on First Floor  
Steel Tub & Shower Unit w/ Ceramic Tile Walls in Hall Bath  
Adult Height Double Bowl Vanity w/ Cultured Marble in Hall Bath  
Ceramic Tile Floors In Shared & Lower Level Bath Set On Durock  
42" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Stone Floor to Ceiling  
    Surround w/ Wall Switch allows for 3 Fan Speeds, 4 Flame Heights  
12' Ceiling in Breakfast Room & Great Room  
Box Bay in Breakfast Room  
Box Bay in Dining Room  
Beamed Ceiling w/ Crown Molding in Great Room

### Other

Backfill Garage With Rock  
Garage Completely Drywalled & Painted  
Oversized Garage  
Concrete Driveway & Private Walk  
20' x 11' Concrete Patio  
Front Landscaping w/ Sodded Lot to disturbed area  
1st & 2nd Floor Laundry Rooms  
    includes Safety Pan under Washer  
Cast Iron Address Plaque  
Wrought Iron Mailbox  
(2) 4040 Lookout Windows in Basement (w/a)  
6' Insulated Sliding Patio Door w/Screen  
Interior Sound Batting Around Laundry Room  
Finished Lower Level w/ Bedroom, Full Bath & Family Room  
Fiberglass Tub & Shower Unit in Lower Level Bath  
    w/ Adult Height Vanity w/ Cultured Marble Top  
Wall Cabinets in Laundry Room on 2nd Floor  
7'6"x10' Covered Porch  
Walk-In Closets in All Main Bedrooms

### Upgradable Options

Bronze Exterior Windows  
Stained Cedar Tongue & Groove Ceiling at Front Porch & Covered Porch  
Tray Ceiling Lights in Master Bedroom  
Sauna Glass Door to Master Toilet Room & Walk-In Closet  
Pedestal Sink in Powder Room w/ Matching Toilet  
Bonus/Game Room  
Window Seat  
Nutone Deluxe Ironing Center  
Oak Treads to Lower Level  
Granite Tops in Shared & Lower Level Bath  
Dining Room Light Fixture  
(2) Coach Lights on Front Porch Columns  
Rain Shower Head for Master Shower  
Covered Porch Fan & Light  
(2) - 4" Rec Master Bed Can Lights & Trim  
Wrought Iron Spindles I/L/O Painted 1(1/4) Wood Spindles  
Upgraded Carpet  
Chrome Interior Hinges & Door Hardware  
Convection Oven  
Pop Grain Wood Floors  
Upgraded Tile in Mud Room & Laundry Room  
Upgraded Tile in Master Bath & Shower, Shared Bath, Powder Room & L/L Bath  
Upgraded Kitchen Tile for Backsplash  
Ceramic Tile Inlay at Cooktop

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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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