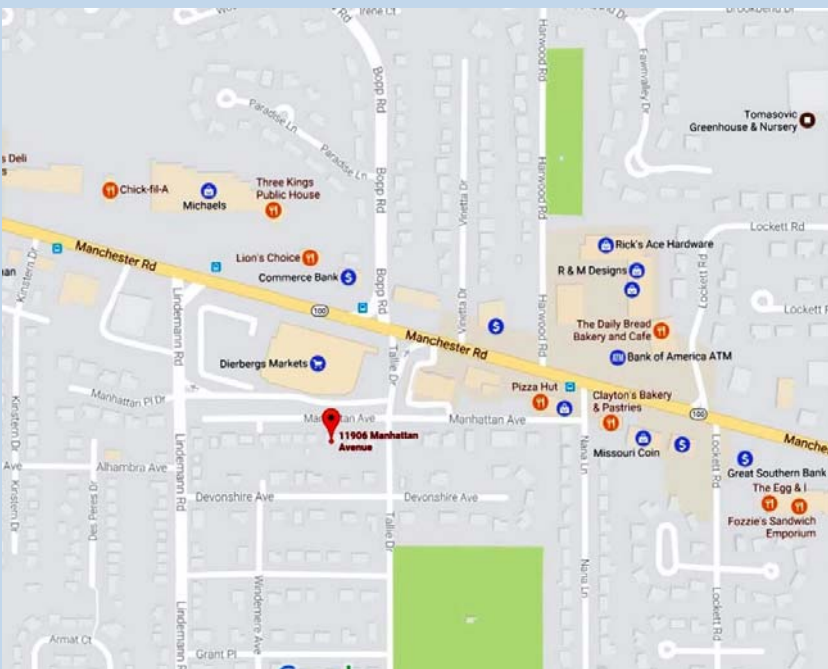




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



\$619,900



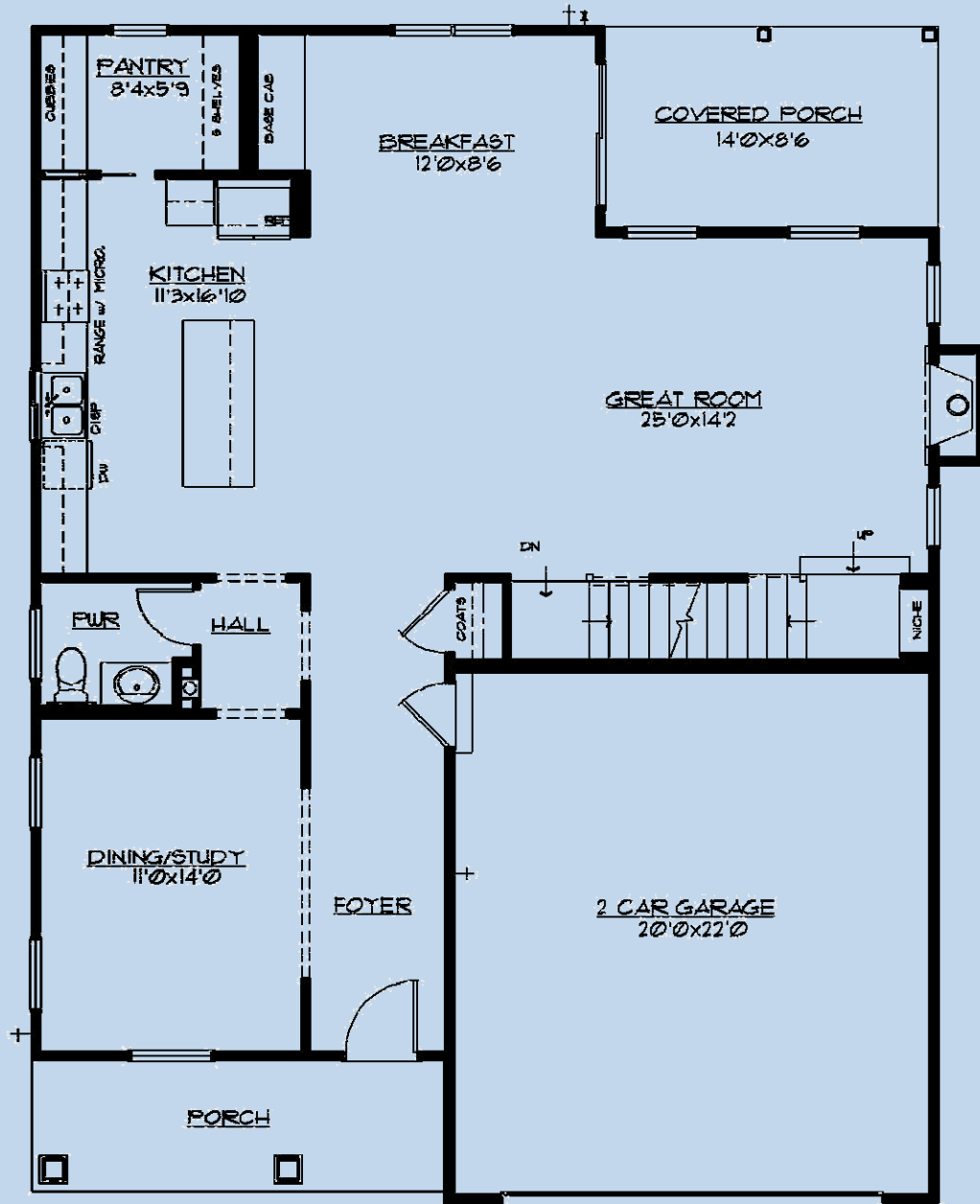
11908 Manhattan ~ Des Peres, 63131

- 4 Bedrooms
 - 3.5 Bathrooms
 - 2-Car Garage
 - 2,400 Sq. Ft.
 - Finished Lower Level w/696 Sq. Ft. Includes 4th Bedroom, Full Bath & Family Room.
 - 1st & 2nd Floor Covered Porch
- Kirkwood School District**
Walking Distance to Pioneer Park

11736 Lackland Industrial Drive
St. Louis, MO 63146
E-mail: pentrex@pentrexdev.com

Phone: 314.993.8006
Fax: 314.993.8007
www.pentrexdev.com

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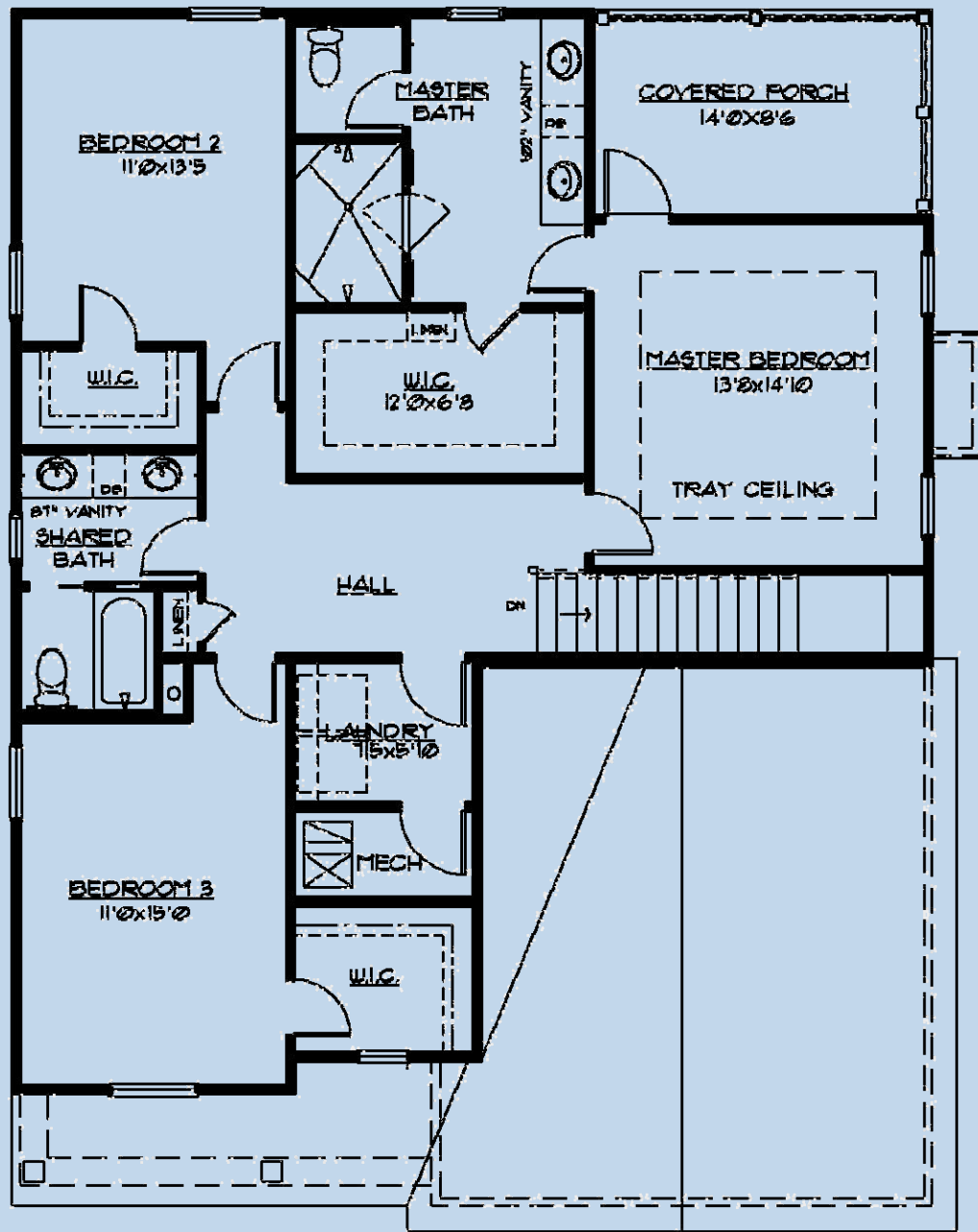
FIRST FLOOR PLAN

1208 SF

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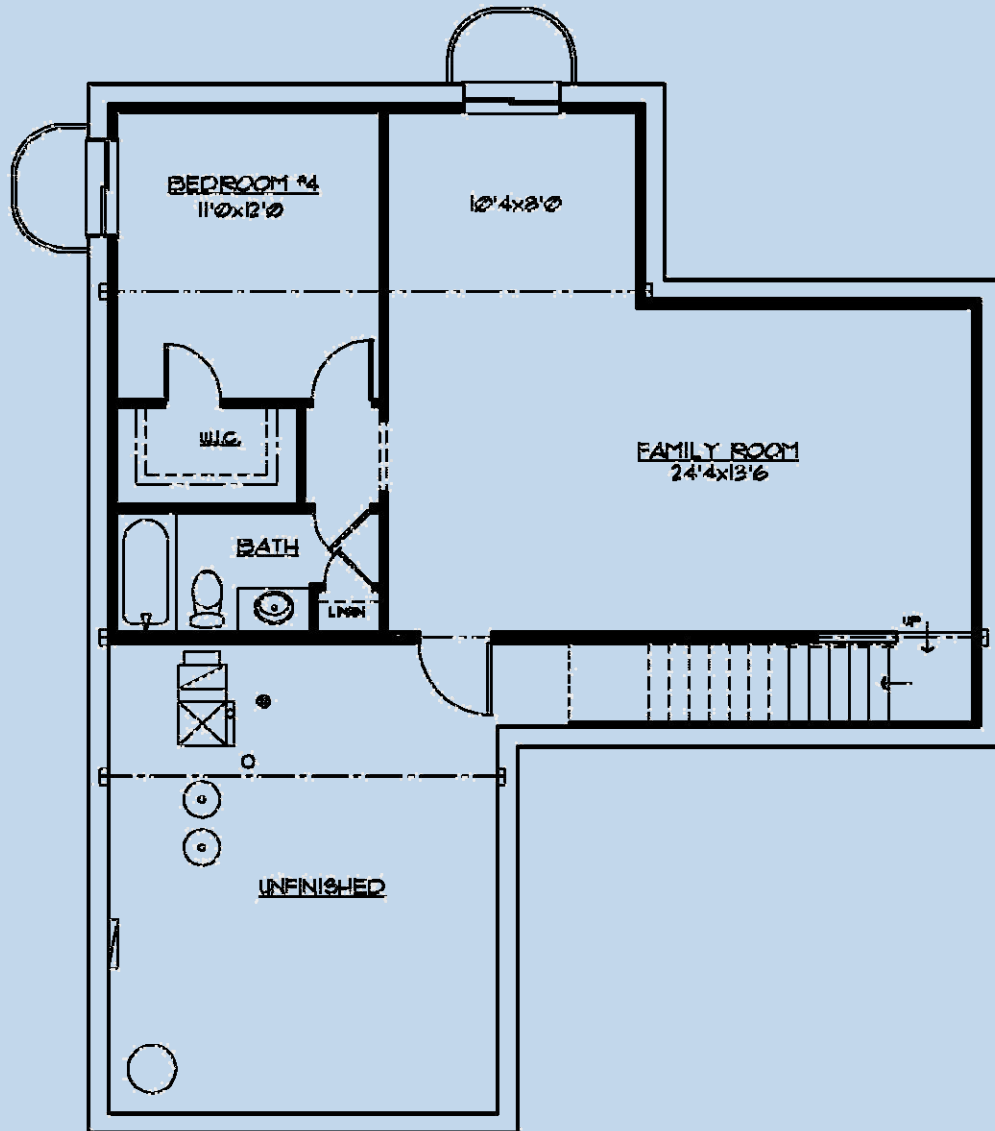
SECOND FLOOR PLAN

1192 SF

11736 Lackland Industrial Drive
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LOWER LEVEL PLAN

715 SF

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Exterior Finish

Craftsman Style Front Elevation
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 Downspouts & Gutters
Stained Mahogany Craftsman Front Door w/ Shelf and Glass Insert
Garage w/ 7' Tall, 20' Wide Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables
Covered Porch on 1st & 2nd Floor
Vinyl Railing w/ Cedar Flooring on Porch

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen
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 (No Fixture)
Fan/Light wiring In Family Room & Bedrooms (No Fixture)
Ceiling Fan in Family Room
Flood Lights in Rear
Coach Lights on Garage (No Fixture)
\$2,000 Lighting Allowance

Energy Package

White Double-Glazed Low E Vinyl Thermal Tilt-In Lower Sash Windows
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
Batts in Basement Along Band Boards
Zip System Exterior Sheathing
Roof Ridge Vents
Zoned HVAC
(2) 80% AFUE Gas Furnace & Digital Setback Thermostat
(2) Energy Efficient 13.0 Seer Air Conditioner

Luxury Master Suite

Adult Height Vanity w/ Double Bowl Undermount Sink
Oversized Ceramic Tile Walk-In Shower w/ Corner Niche
3/8" Glass Frameless Enclosure w/ Shower Door
(2) Shower Heads w/ (1) Hand Held Shower Diverter on Slide Bar
Tray Ceiling w/ Ceiling Fan in Master Bedroom
5(1/4)" Crown Molding in Tray Ceiling
Chrome Plumbing Fixtures & Bathroom Accessories
Oversized Water Lines to Shower Heads
Full Ceramic Tile Floors set on Durock
Large Walk-In Closet w/ Wire Shelving
Elongated Toilet
Privacy Door In Master Bath Toilet Room
Covered Porch Off Master Bedroom Suite

Kitchen & Breakfast Room

Stone Tile Backsplash - Subway Design
Under Cabinet Lighting
Center Island w/ Breakfast Bar
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets
Crown Molding on Cabinets
Granite Counter Tops
Tilt Out Soap Trays at Kitchen Sink

9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink w/
Stainless Steel G.E. Appliances to include the following:
 30" Free-Standing Gas Convection Range
 Microwave/Exhaust Combo, Garbage Disposal
 Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
Walk-In Pantry
Dry Bar Next To Breakfast Room w/ Granite Top
24" Deep Refrigerator Cabinet

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Framing

2x4 Interior Walls – 16" Center
2x10 Floor Joist—16" Center
Tornado Straps On All Trusses
Advantech Subfloors Glued & Nailed (1st Floor)
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls w/ Damp-Proofing
2x6 Treated Sill Plates

Interior Finish

Pre Finish 3-1/4" Oak Floors on 1st Floor
w/ matching Flush Oak Registers
Wall to Wall Carpeting w/ Pad (where applicable)
Satin Nickel Lever Handle Door Knobs (where applicable)
Wood Window Sills & Aprons
Deluxe Vented Wire Shelving & Expansive Plate Glass Mirrors
Oak Treads, handrail w/ 1-1/4" Square Balusters 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 "Winslow" Doors Throughout w/ (3) Hinges
5¼" "Upscale" Wood Base & 3¼" Casing on Doors
6 15/16" Crown Molding on First Floor
Fiberglass Tub & Shower Unit in Hall & Lower Level Bath
Ceramic Tile Floors In Hall & Lower Level Bath Set On Durock
Adult Height Double Bowl Cultured Marble Vanity in Hall
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front
Stone Floor to Ceiling, Raised Hearth w/ Stone Seat & Mantle
Dining Room w/ Cased Opening & 6(15/16)" Crown Molding

Plumbing

(2) 40-Gallon Gas Hot Water Heater
(3) "Freeze Proof" Exterior Faucets
Drain Tile Inside of Foundation w/ Sump Pump & Bucket
Moen Chrome Fixtures In All Baths
Rough In Gas Line For BBQ Pit
Rough In Water Line - 2nd Floor Furnace

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Elongated Toilet
Adult Height Vanity
Granite Vanity Top

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry (includes Safety Pan under Washer)
Cast Iron Address Plaque
Mailbox at Front Door
(2) 4040 Lookout Windows in Basement
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room

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