



**YOU'LL LOVE LIFE IN A NEW PENTREX HOME!**

**\$658,400**



**11910 Lillian Ave. ~ Des Peres 63131**

**1.5 Story w/ 1st Floor Master**

**Total Finish - 3,447 sq. ft.**

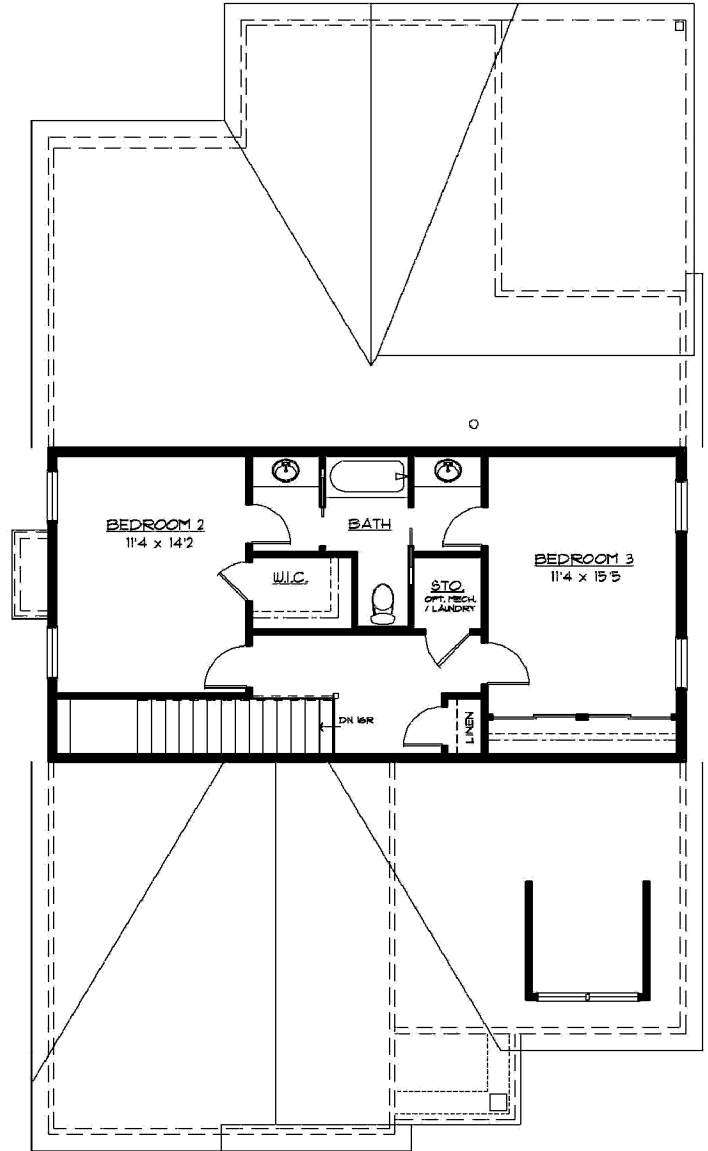
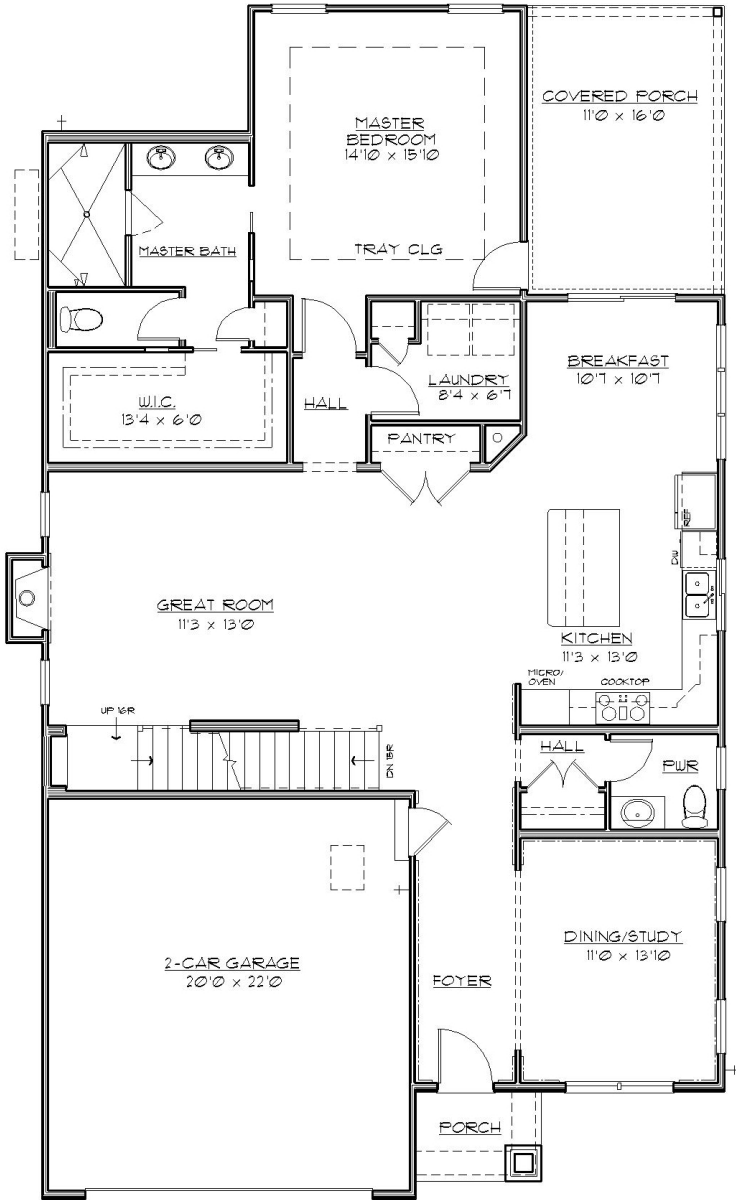
- 5 Bedrooms
- 3.5 Bathrooms
- 2-Car Front Entry Garage
- 2,357 Sq. Ft.
- Finished Lower Level w/1,090 Sq. Ft. Includes 4th & 5th Bedroom, Full Bath & Family Room.

**Kirkwood School District  
Walk to Pioneer Park**



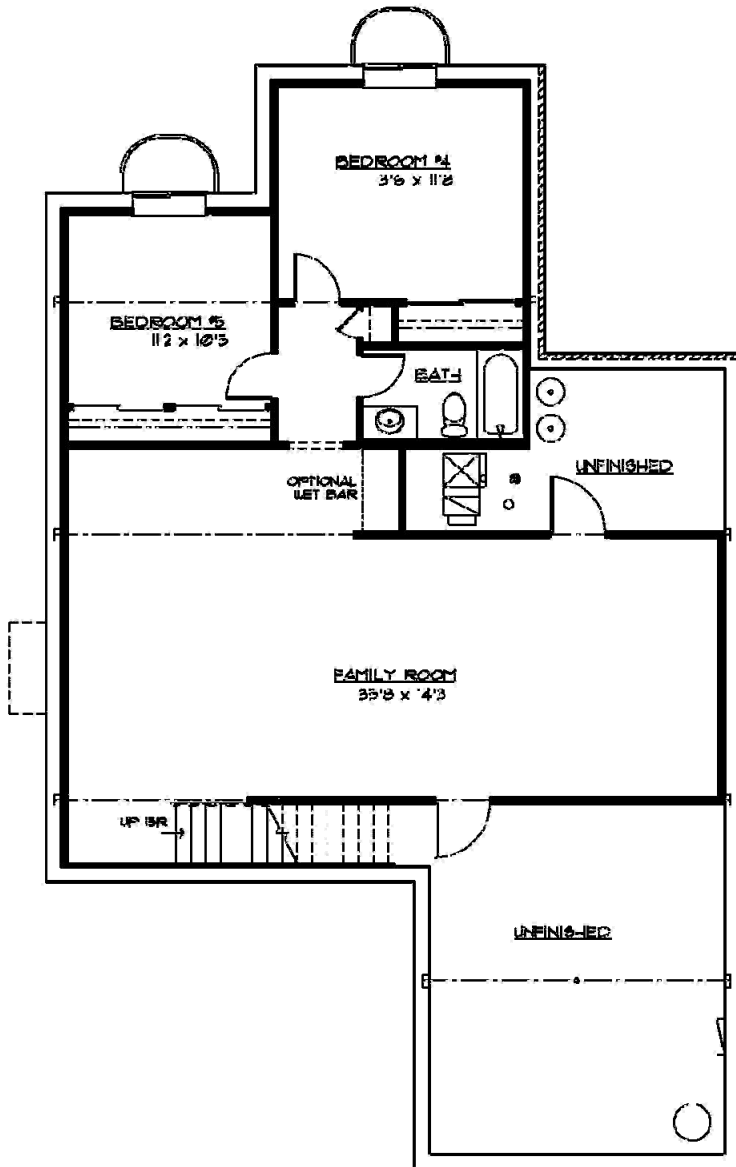
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**FINISHED LOWER LEVEL PLAN**

**1090 sf**

**OPTIONAL 5TH BEDROOM**

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**Exterior Finish**

Craftsman Style Front Elevation  
Brick Front Elevation  
30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roofs on Front Elevation  
4" Lap Vinyl Siding  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished Downspouts & Gutters  
8' Stained Mahogany Craftsman Front Door w/ Shelf & Glass Insert  
Front Entry Garage w/ Carriage Style Insulated Overhead Door  
Vinyl Shake in Front Gables  
Fypon Shutters  
11' x 14' Covered Rear 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 (3) Phones (CAT5) & (7) 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 - 1st Floor  
Kraft Faced R-19 Wall Insulation - 2nd Floor  
Batts in Basement Along Band Boards  
Zip System Exterior Sheathing  
Roof Ridge Vents  
80% AFUE Gas Furnace w/ 2-Zone Mechanical Damper System &  
(2) Digital Setback Thermostats  
Energy Efficient 13.0 Seer Air Conditioner  
Sound Batt Underneath Master Suite

**Luxury Master Suite**

Adult Height Vanity w/ Granite Rectangular Double Bowl Undermount Top  
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  
6-15/16" 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 To Master Bath Toilet Room  
Covered Porch Off Master Bedroom Suite w/ Full Glass Door & Blinds In Glass

**Kitchen & Breakfast Room**

Ceramic Tile Backsplash - Subway Design  
Under Cabinet Lighting  
Center Island w/ Breakfast Bar & 12" Cabinets on Back of Island  
Chrome Single Handle Kitchen Faucet w/ Spray  
Full Overlay Wood Cabinetry w/ alternating 36" & 42" Wall Cabinets  
Crown Molding on Cabinets  
Quartz Counter Tops  
Tilt Out Soap Trays & Soap Dispenser at Kitchen Sink  
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink  
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  
24" Deep Refrigerator Cabinet  
Custom Shelving in Pantry

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**Framing**

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

**Powder Room**

- Chrome Faucet, Vanity Hardware & Accessories
- Custom Mirror
- Elongated Toilet
- Adult Height Vanity
- Quartz Vanity Top

**Interior Finish**

- Pre Finish 3-1/4" Oak Floors on 1st Floor
  - w/ matching Flush Oak Registers (Excludes Laundry, Master Bedroom & Closet)
- Wall to Wall Carpeting 2nd Floor Hall & Bedrooms
- Carpeted Stairs to Lower Level
- LVP Flooring in Lower Level
- Satin Nickel Lever Handle Door Knobs (where applicable)
- Wood Window Sills & Aprons
- Deluxe Vented Wire Shelving
- 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 w/ 2 Coats of Paint
- Painted Masonite Smooth "2 Panel" Doors Throughout w/ (3) Hinges
- 5/4" "Upscale" Wood Base & 3/4" Casing on Doors
- 6 15/16" Crown Molding on First Floor (\*)
  - (\*) Master Walk-In Closet & Laundry Not Included
- Fiberglass Tub & Shower Unit in Jack/Jill & Lower Level Bath
- Ceramic Tile Floors In Jack/Jill & Lower Level Bath Set On Durock
- Separate Adult Height Vanities each w/ Rectangular Cultured Marble Bowl in Jack/Jill
- Cultured Marble Vanity Top in Lower Level Bath
- 36" Direct Vent Gas Log Fireplace
  - w/ Fan. Glass Front, Wood Mantel & White Marble Surround
- Cased Openings on Dining Room, Entrance to Powder Room & Hallway to Master Bed
- Bookcase Niche w/ Can Light in Stairway to 2nd Floor

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**Plumbing**

- (2) 40-Gallon Gas Hot Water Heater
- (2) "Freeze Proof" Exterior Faucets
- Drain Tile Inside of Foundation w/ Sump Pump & Bucket
- Moen Chrome Fixtures In All Baths
- 1st Floor Laundry

**Other**

- Backfill Garage With Rock
- Garage Completely Drywalled & Painted 1 Color
- Concrete Driveway & Private Walk
- Front Landscaping
- Sodded Lot to Disturbed Area
- Cast Iron Address Plaque
- Mailbox
- (2) 4040 Lookout Windows in Basement
- Finished Lower Level w/ 2 Bedrooms, Full Bath & Family Room

**Optional Features Included w/ Home**

- Wall Cabinets in 1st Floor Laundry
- Washer / Dryer Hook-Up 2nd Floor
- ADA Toilet in Master Bath
- Rough-In Vent & Drain in L/L For Future Wet Bar in L/L
- 1 Level of Craftsman Wainscoting in Foyer & Dining/Study
- Craftsman Pediment Both Sides of Dining/Study Opening
- Craftsman Pediment on Windows in Dining/Study
- 36" Upgrade Exhaust Hood
- Advantium Double Oven w/ 30" Convection Oven
- 36" Gas Cooktop

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