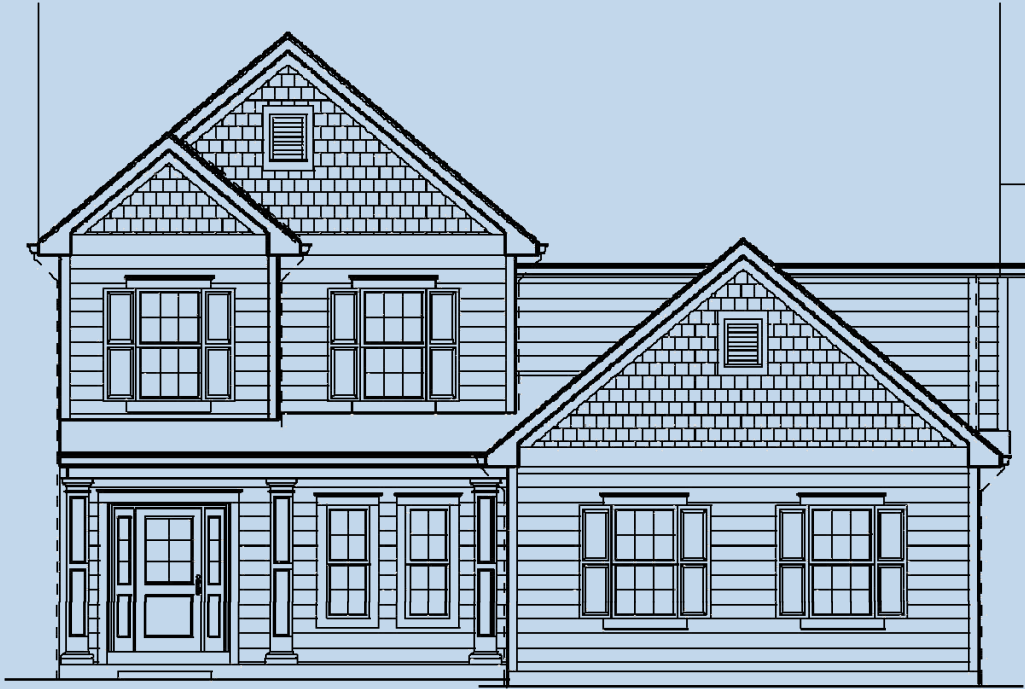




**YOU'LL LOVE LIFE IN A NEW PENTREX HOME!**



**\$723,300**



**15 N. Iola ~ Webster Groves, 63119**

**The Sheffield IV Model**

- 5 Bedrooms
- 3.5 Bathrooms
- 3-Car Side Entry Garage
- 2,793 Sq. Ft. - 3,493 w/ Finished L/L
- Finished Lower Level w/845 Sq. Ft. Includes 5th Bedroom, Full Bath & Family Room.

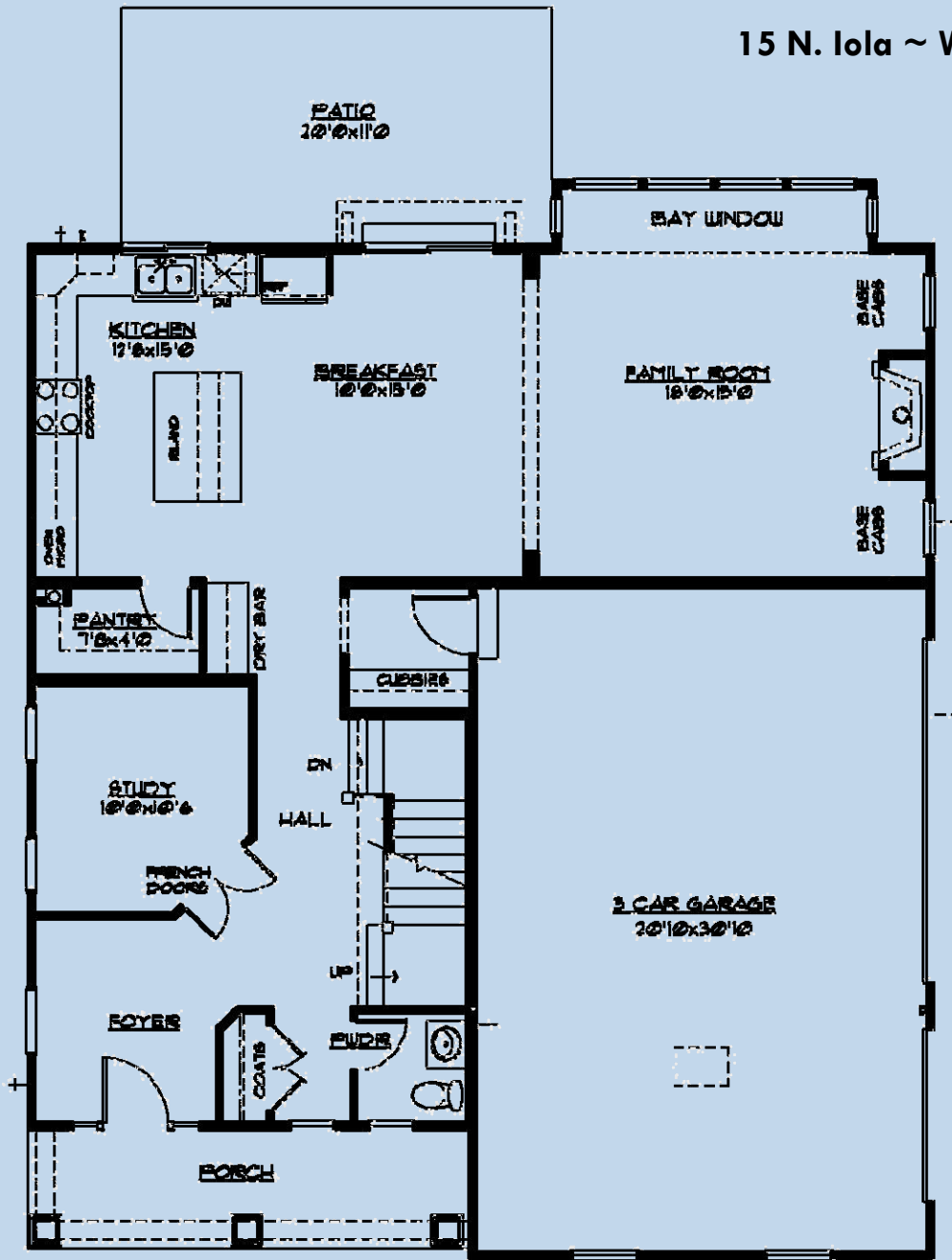
**\*\* See Our List of Extensive Standard Features\*\***

**Webster School District  
Walking Distance to Larson Park**

11736 Lackland Industrial Drive  
 St. Louis, MO 63146  
 E-mail: [pentrex@pentrexdev.com](mailto:pentrex@pentrexdev.com)

Phone: 314.993.8006  
 Fax: 314.993.8007  
[www.pentrexdev.com](http://www.pentrexdev.com)

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**FIRST FLOOR PLAN**

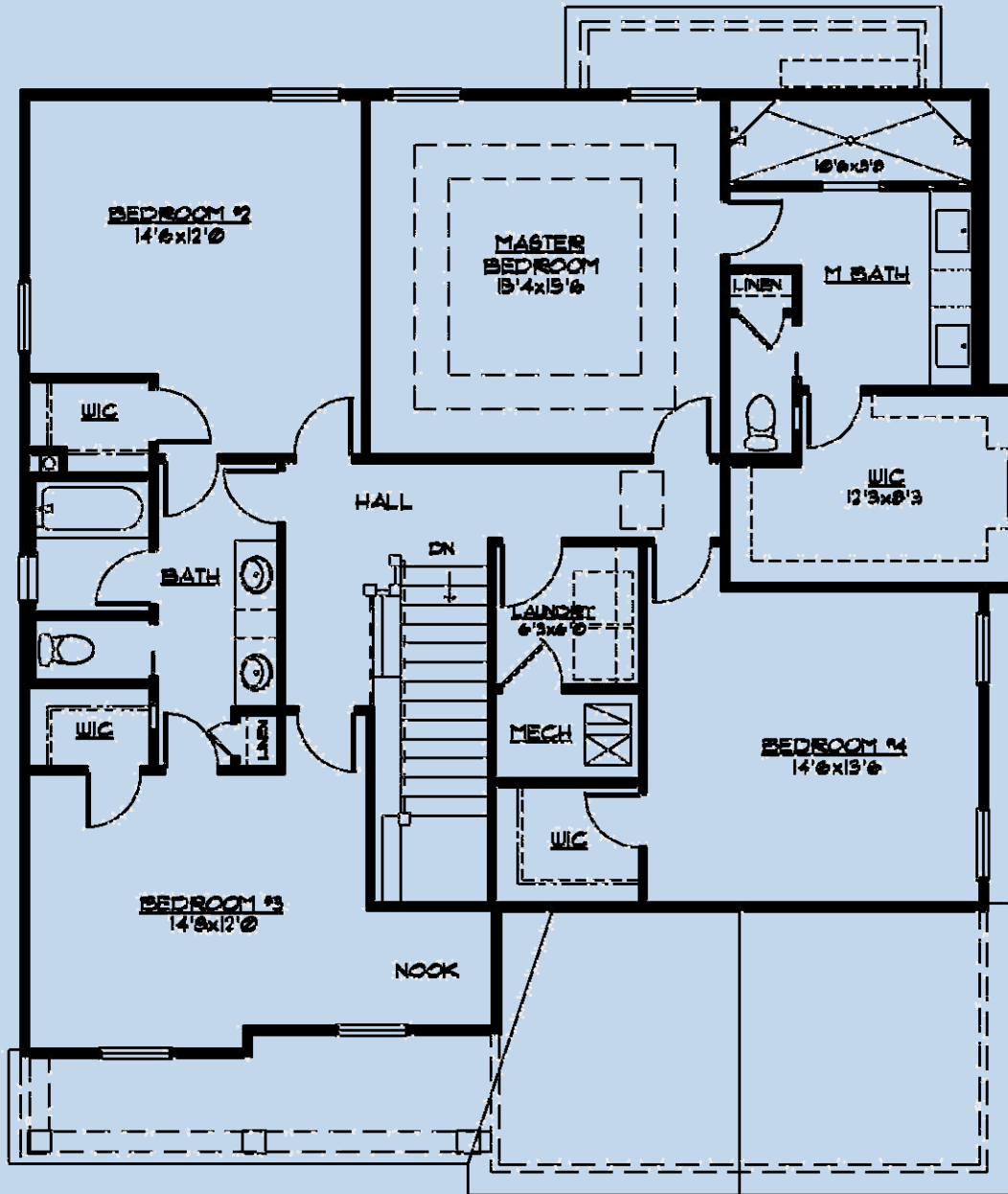
**1234 SF**

**1/8" = 1'-0"**

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**SECOND FLOOR PLAN**

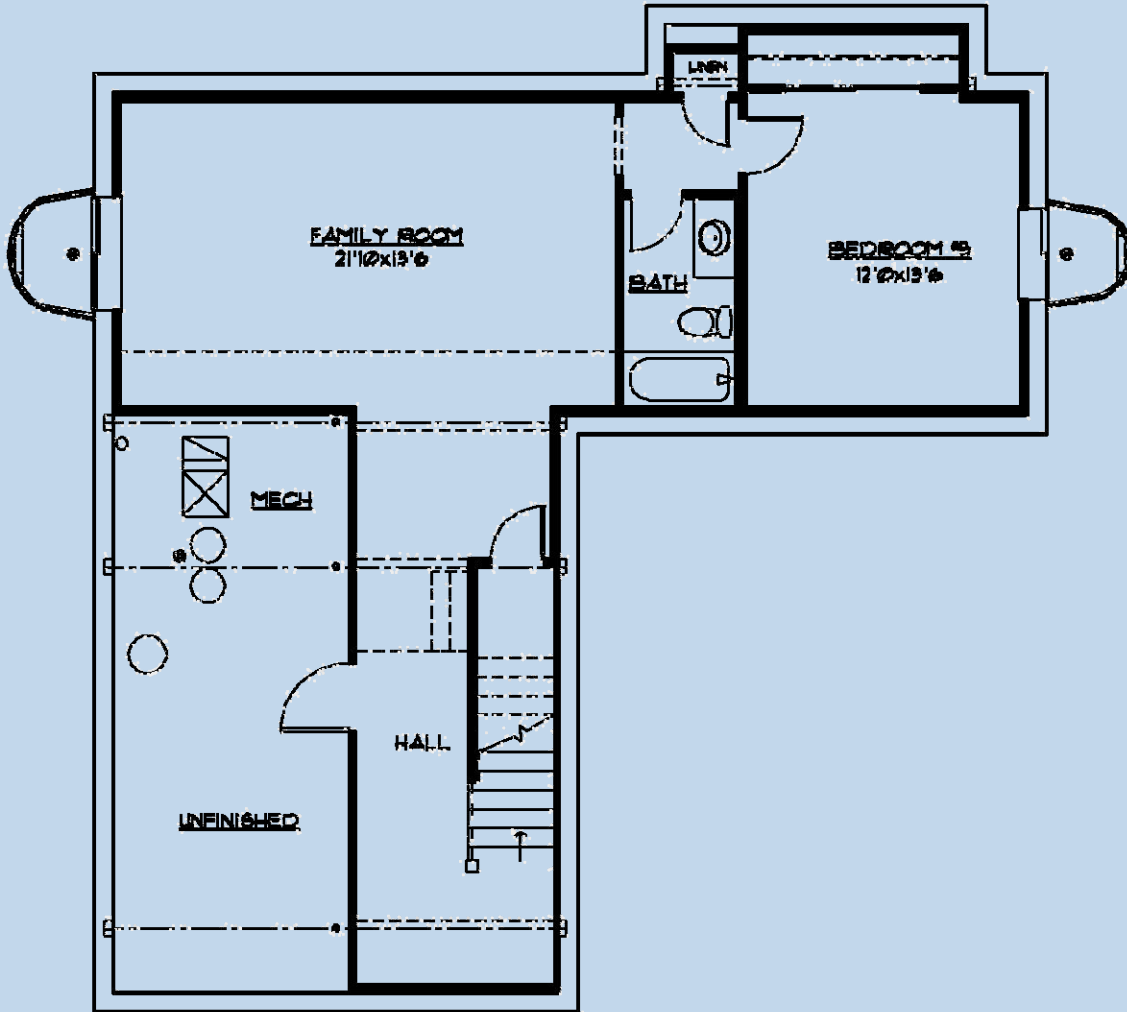
**1559 sf**

**1/8" = 1'-0"**

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**FINISHED LOWER LEVEL PLAN**

**845 SF**

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## 15 N. Iola ~ Webster Groves, 63119

### Framing

2x4 Interior Walls – 16" Center / 2x12 Floor Joist - 16" Center  
Tornado Straps On All Trusses  
¾" T&G Advantech Plywood Subfloors Glued & Nailed on 1st Floor  
Durastrand Subfloors on 2nd Floor  
Reinforced Concrete Basement Walls  
9' Ceilings on First Floor  
9' Foundation Walls w/ Damp-Proofing  
2x6 Treated Sill Plates  
6-Window Box Bay

### Exterior Finish

30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roofs on Front Elevation  
4" Lap Vinyl Siding w/ Vinyl Shutters  
Enclosed Pre-Finished Aluminum Exterior Fascia & Vinyl Soffit  
Pre-Finished Oversized 5" Downspouts & 6" Gutters  
Stained Craftsman Mahogany Front Door w/ (2) 1/3 Beveled Glass Sidelights  
3-Car Side Entry Garage w/ 7' Insulated Carriage Style Overhead Door  
Split Shake Vinyl Shingles in Gables (Where Applicable)  
Overhang Over Rear Exterior Door  
Maintenance Free Permalite Columns on Front Porch

### 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  
Matching Towel Bars & Toilet Paper Holders in All Baths  
Rough-In Water Line for Future Humidifier - 2nd Floor  
Elongated Toilet in Jack/Jill & Lower Level Bath  
Separate Toilet & Tub Area in Jack/Jill Bath

### Energy Package

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

### Powder Room

Custom Style Vanity w/ Granite Top & Undermount Sink  
Chrome Faucet, Vanity Hardware & Accessories  
Elongated Toilet

### Luxury Master Suite

Adult Height Vanity  
Granite Counter Tops w/ Undermount Bowls  
Wide Spread Faucets  
Oversized Ceramic Tile Walk-In Shower w/ Granite Caps  
3/8" Glass Frameless Enclosure  
(2) Shower Heads w/ (1) Hand Held Shower on Slide Bar  
Coffered Ceiling in Bedroom w/ 3 Levels of 6-15/16" Crown  
Ceiling Fan  
Full Ceramic Tile Floors set on Durock, Laid Diagonally in Bath  
Elongated, Adult Height Toilet  
Privacy Door In Master Bath Toilet Room  
Custom Walk-In Closet w/ Shelving & Drawers  
Sound Batting on Interior Common Walls

### 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 w/ Battery Back-Up  
Electric Dryer Hook-Up  
Pre-Wire for (3) Phones (CAT5) & (8) Televisions  
200 Amp Service w/ 100 Amp Sub Panel  
(2) Exterior GFI Outlets (Front & Rear)  
2 Garage Door Openers w/ (3) Remotes & Remote Key Pad  
Overhead Ceiling Lights In All Bedrooms  
Fan/Light wiring In Family Room & Bedrooms  
Ceiling Fan in Family Room  
Flood Lights in Rear  
(3) Coach Lights on Garage  
Under Ground Electric Service (Where Applicable)

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### **Kitchen & Breakfast Room**

Tile Backsplash - Subway Design  
Under Cabinet Lighting  
Center Island w/ Breakfast Bar  
Chrome Single Handle Kitchen Faucet w/ Spray  
Upgraded Full Overlay Wood Cabinetry w/ alternating 42" & 36" Wall Cabinets  
Crown Molding on All Cabinets  
Lazy Susan  
Cabinet Pulls  
Soft Touch Drawers & Doors  
(2) Container Trash Cabinet  
Dry Bar Cabinets  
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:  
    36" Gas Cooktop, 36" Hood, 30" Convection Oven in Oven Cabinet,  
    Advantium Oven, Garbage Disposal, Energy Efficient Dishwasher  
    w/ Quiet Design Sound Package  
Fluted Molding at Kitchen Sink Bump-Out  
Water Line for Refrigerator  
Walk-In Pantry w/ Wire Shelving  
Cabinet w/ Pull-Out Trays Under Cooktop

### **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  
Exposed Oak Treads, handrail w/ 1-1/4" Square Balusters on 1st to 2nd Floor  
Exposed Oak Treads, handrail w/ 1-1/4" Square Balusters on 1st to Lower Level  
Dead Bolts On All Exterior Doors (Keyed Identical)  
Sand Finish Ceilings & Smooth Finish Walls w/ (2) Coats of Paint  
Painted Masonite Smooth "Craftsman Style" Doors Throughout w/ (3) Hinges  
5 1/4" "Upscale" Wood Base & 3 1/4" Casing on Doors  
6 15/16" Crown Molding on First Floor  
Fiberglass Tub & Shower Unit in Lower Level Bath  
Adult Height Vanity w/ Cultured Marble Vanity in Jack/Jill & L/L Bath  
Fiberglass Tub in Jack / Jill Bath  
Ceramic Tile Floors Set on Durock In Jack/Jill & Lower Level Bath  
42" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Stone Hearth  
    w/ Wall Switch allows for 3 Fan Speeds, 4 Flame Heights  
Entertainment Base Cabinets in Family Room w/ Granite Tops  
Custom Cubbies & Coat Locker w/ Seat  
LVP Flooring in Lower Level  
Cased Opening Between Family Room & Breakfast Room

## **15 N. Iola ~ Webster Groves, 63119**

### **Other**

Backfill Garage With Rock  
Garage Completely Drywalled & Painted  
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

### **Upgrades Included With This Price**

Flush Mount Oak Floor Registers  
(1) Row of Wainscoting in Foyer, Hallway, Cubbie Area & Study  
Mullion Door w/ Water Glass & Stem Holder on Dry Bar Wall Cabinets  
Cabinets on Back of Center Island w/ Enlarged Granite Top  
Rectangular Undermount Sinks in Master Bath, Jack/Jill & Lower Level  
Ceramic Tile & Steel Tub in Jack & Jill Bath  
Granite Tops in Jack/Jill & Lower Level Bath  
Stub Out Gas Line for BBQ  
3-1/4" Cased Windows w/ Wood Sill & Apron  
Custom Shelving in Pantry  
Slide Bar Dimmer Switches on Can Lights w/ 2 or More.  
Black Exterior Window  
Fypon Shutters  
Job Finish Oak Floors on 2nd Floor Hallway  
LED Light Bulbs Throughout Home  
Argon Gas Between Window Glass

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