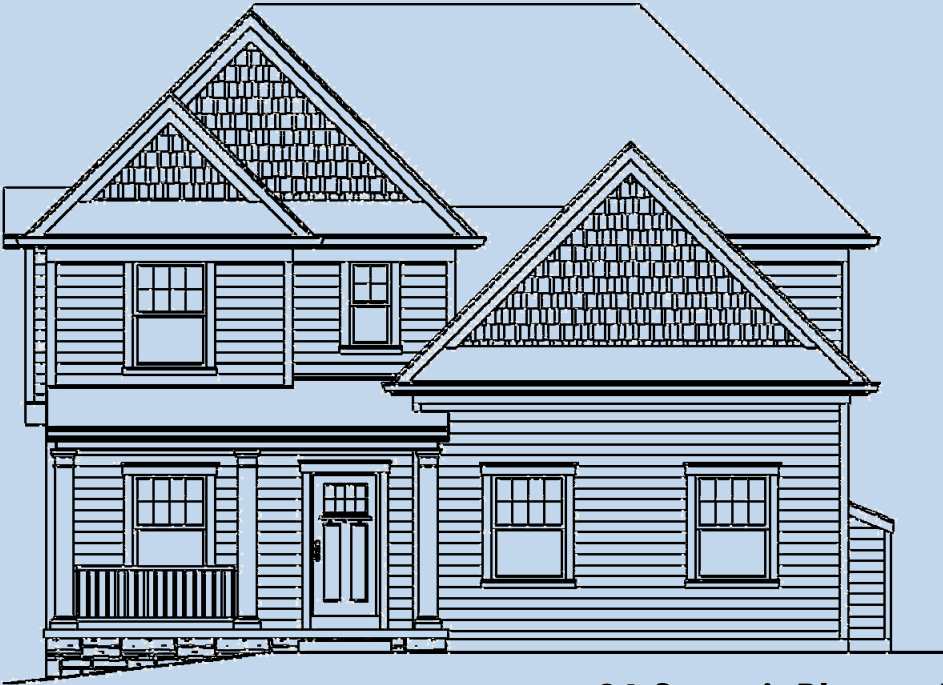




PENTREX
DEVELOPMENT CORPORATION

YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



\$654,800

26 Summit Place ~ Webster Groves, 63119

- 4 Bedrooms
- 3.5 Bathrooms
- 2-Car Side Entry Garage
- 2,404 Sq. Ft.
- 10,360 Sq. Ft. Lot
- Finished Lower Level w/696 Sq. Ft. Includes 4th Bedroom, Full Bath & Family Room.
- 1st & 2nd Floor Covered Porch
- 14' x 10' Deck
- Look-Out Lot
- Located at End of Quiet Street

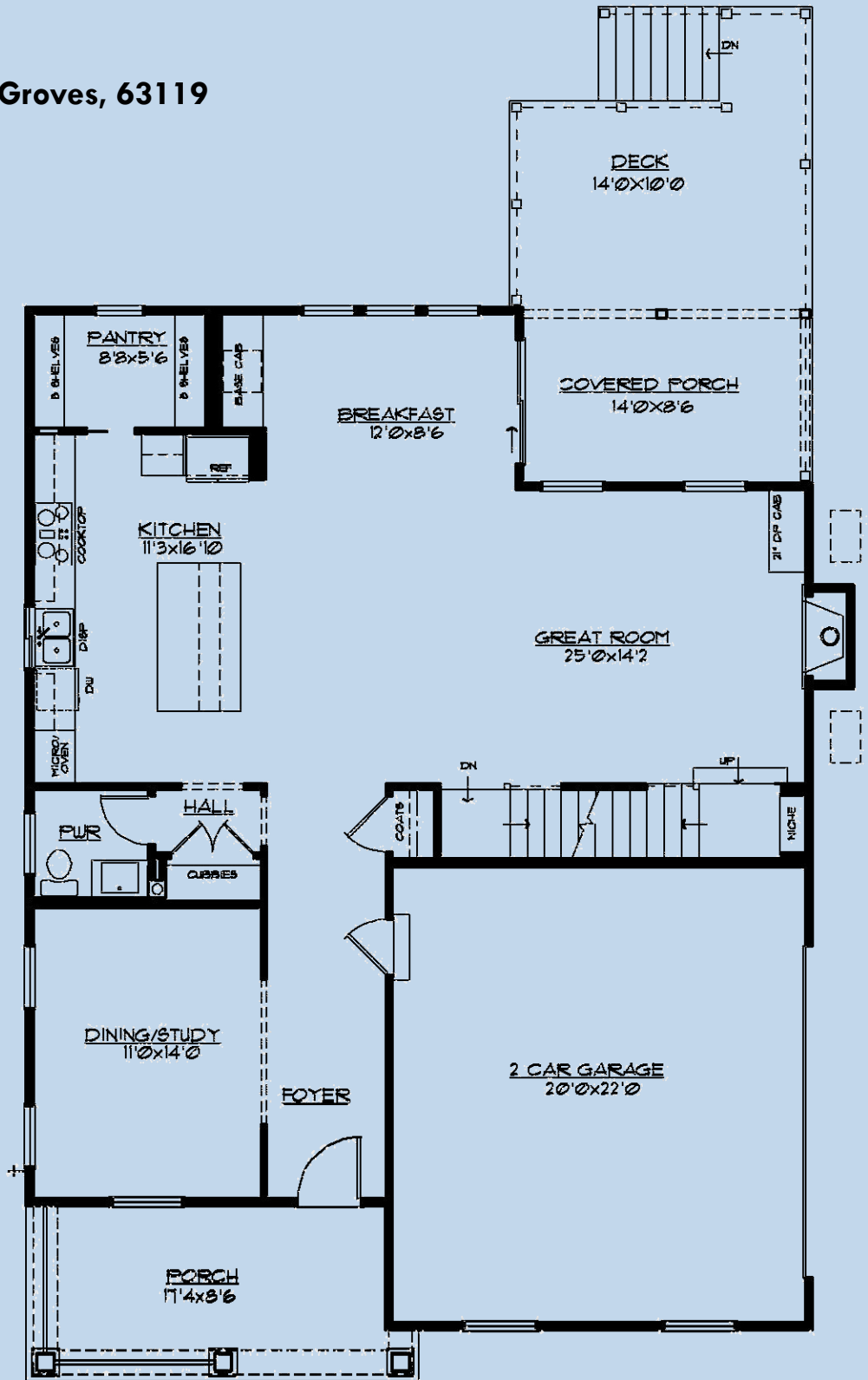
**Mansfield 2-Story
Webster School District
Overlooks Barbre Park**



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

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FIRST FLOOR PLAN

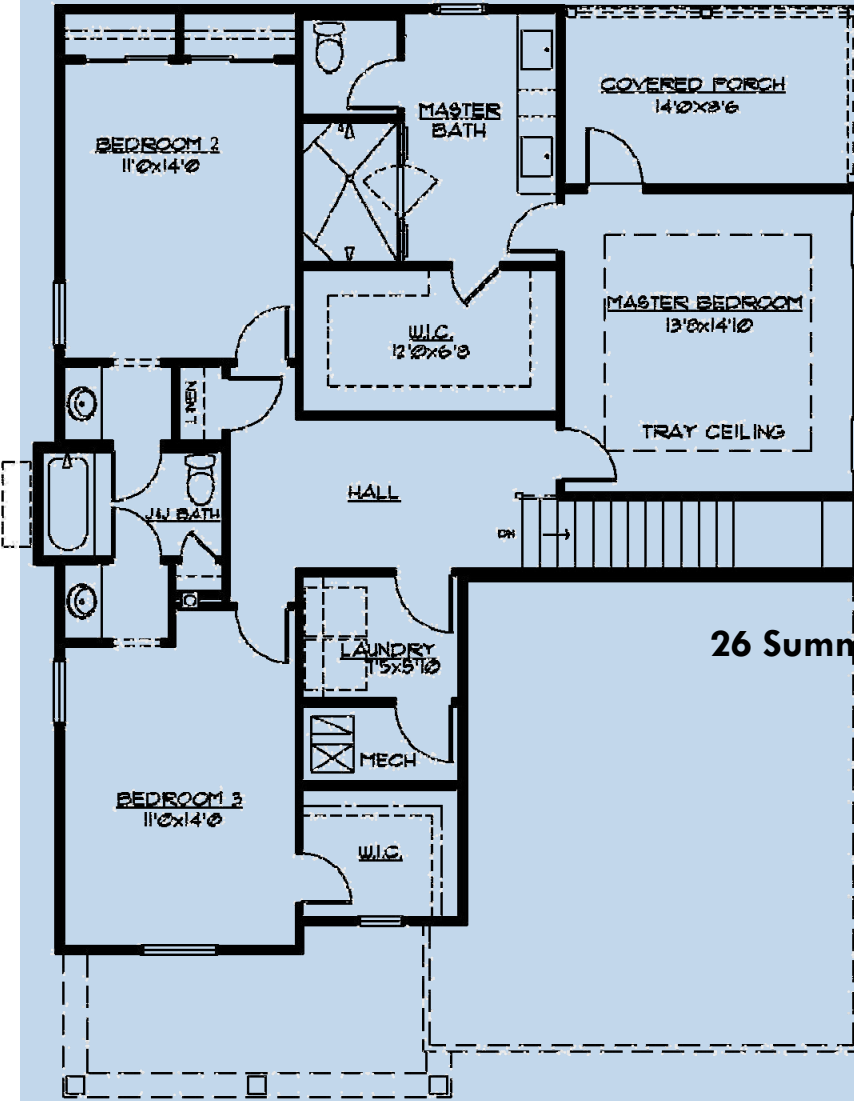
1200 SF

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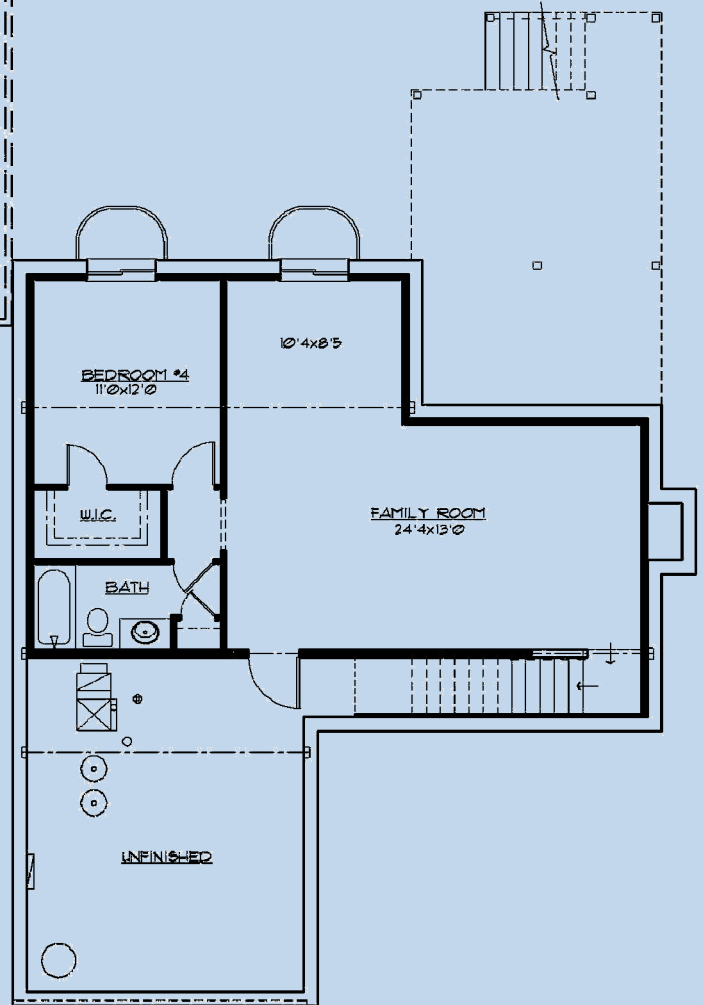
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SECOND FLOOR PLAN

1136 SF



LOWER LEVEL PLAN

696 SF

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Exterior Finish

Craftsman Style Front Elevation w/ Hip Roof
30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roofs on Front Elevation
4-1/2" Lap Vinyl Siding w/ Wide Vinyl Trim on Windows
2-Car Side Entry Garage
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Downspouts & Gutters
Stained Mahogany Craftsman Front Door w/ Shelf and Glass Insert
Garage w/ 7' Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables
Covered Cedar Deck on 1st & 2nd Floor
14' x 10' Cedar Deck w/ Landing & Stairs to Grade

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen
Front Door Chime
Inter-Connected Smoke Detectors w. Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (2) 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 Family Room & Bedrooms
Ceiling Fan in Family Room
Flood Light in Rear
Coach Lights on Garage
(2) GFI Outlets in Garage
USB Outlet in Kitchen
Floor Receptacle In Family Room
(2) USB Outlets in Master Bedroom
Switched Outlets On Master Bedroom Wall
\$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 Board System Exterior Sheathing
Roof Ridge Vents
Zoned HVAC
(2) 80% AFUE Gas Furnace & Digital Setback Thermostat
(2) Energy Efficient 13.0 Seer Air Conditioners

Luxury Master Suite

Adult Height Vanity w/ Granite Top & Rectangular 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/ Custom Shelving
Elongated Toilet
Privacy Door In Master Bath Toilet Room
Full Glass Door Leading to Covered Deck From Master Suite

Kitchen & Breakfast Room

Subway Design Tile Backsplash
Under Cabinet Lighting
Oversized Center Island w/ Breakfast Bar & Cabinets on Back of Island
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets & Crown Molding
Granite Counter Tops
Tilt Out Soap Trays at Kitchen Sink
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink w/ Soap Dispenser
Stainless Steel G.E. Appliances to include the following:
 30" Gas Cooktop ~ Microwave Oven ~ Exhaust Hood ~ Slide In Range
 Garbage Disposal ~ Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
Walk-In Pantry
Dry Bar w/ Granite Top Adjacent To Breakfast Room
24" Deep Refrigerator Cabinet w/ End Panel

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Framing

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

Interior Finish

Pre Finished 3-1/4" Oak Floors on 1st Floor w/ Matching Flush Mount Oak Registers
LVP Flooring in Finished Lower Level
Wall to Wall Carpeting w/ Pad (where applicable)
Satin Nickel Lever Handle Door Knobs (where applicable)
Wood Window Sills & Aprons w/ 3-1/4" Picture Frame Casing on 1st Floor
Deluxe Vented Wire Shelving & Expansive Plate Glass Mirrors
Exposed 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
5/4" "Upscale" Wood Base & 3/4" Casing on Doors
6 15/16" Crown Molding Throughout First Floor
Fiberglass Tub & Shower Unit in Lower Level Bath
Ceramic Tile Floors Set On Durock in All Baths and Laundry
Steel Tub w/ Transom Window Above & Ceramic Tile Walls In Jack/Jill Bath
Adult Height Vanity in Jack/Jill, & Lower Level Bath
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front
Stone Floor to Ceiling, w/ Stone Mantle
Dining Room w/ Cased Opening & 6-15/16" Crown Molding
Entertainment Cabinet & Bookshelf on Side of Fireplace
Craftsman Wainscotting in Foyer, Dining Room & Hallway to Kitchen

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 w/ Rectangular Bowl

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry w/ Safety Pan Under Washer
In Wall Dryer Box
Cast Iron Address Plaque
Wrought Iron Mailbox
Look-Out Lot w/ (2) 4040 Windows
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room

LVP Flooring in Lower Level

UPGRADES

36" Gas Cooktop
Advantium Oven in Double Oven Wall Cabinet
Exhaust Hood
Convection Oven
Black Vinyl Low E w/ Argon Gas Exterior Window
Herringbone Design Tile Backsplash in Kitchen
Custom Shelving on One Side in Walk-In Pantry
Kraus Stainless Steel Sink
Wall Cabinets Over Washer & Dryer
Pre-Finished 3-1/4" Oak Floors on 2nd Floor Hall
w/ Matching Flush Oak Registers

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