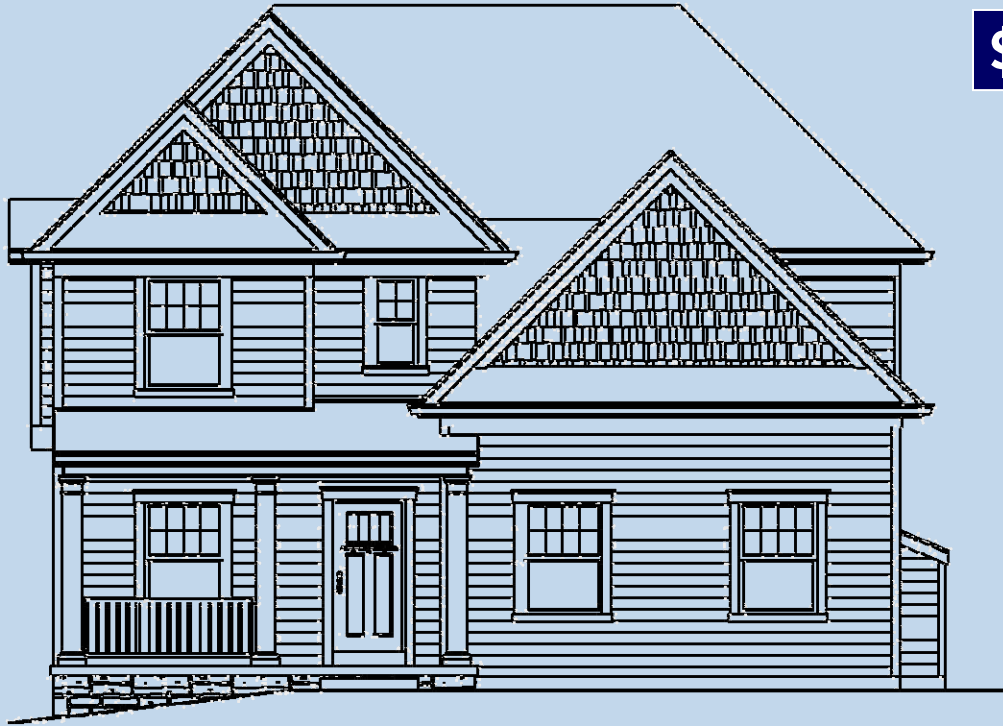




PENTREX
DEVELOPMENT CORPORATION

YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



\$634,800

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
- Look-Out Lot
- Located at End of Quiet Street

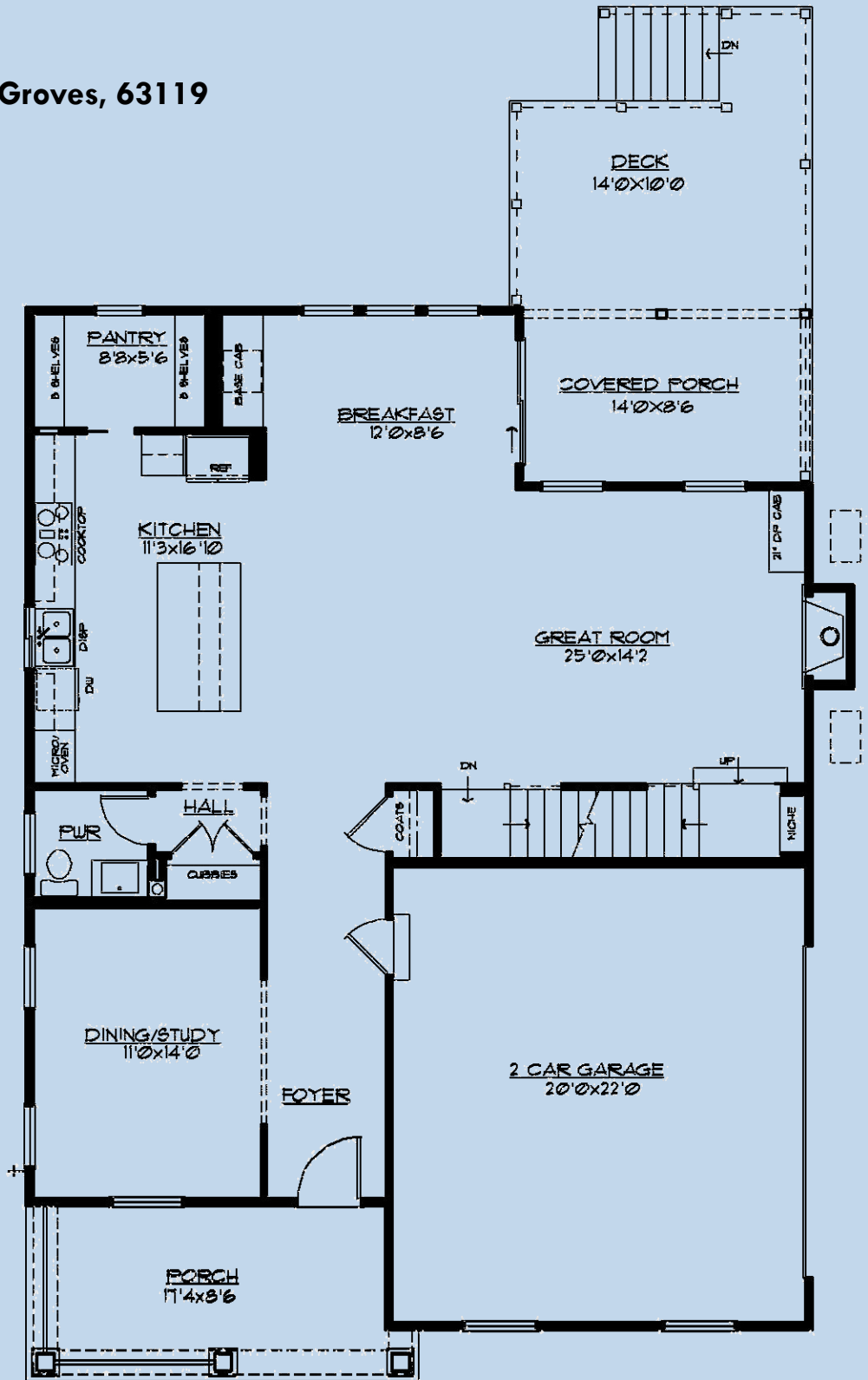
**Mansfield 2-Story
Webster School District
Backs to Barbre Park**



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

Phone: 314.993.8006
Fax: 314.993.8007
www.pentrexdev.com

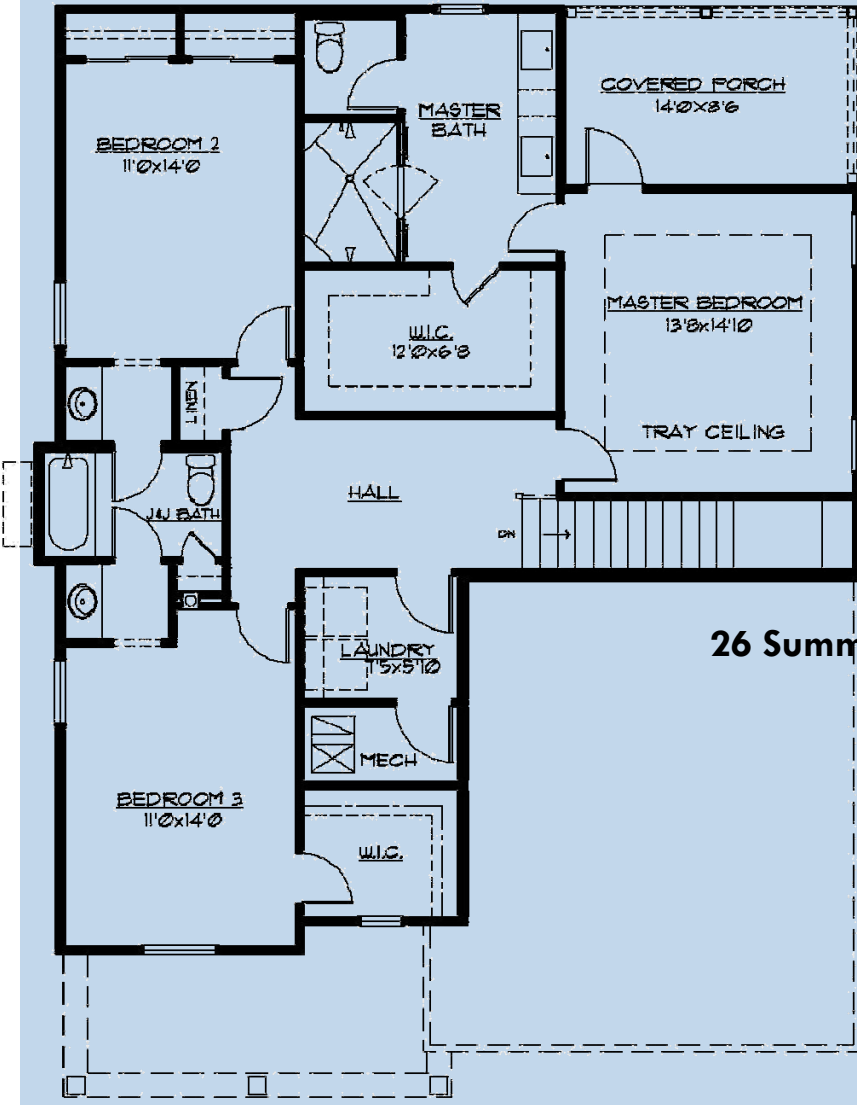
26 Summit Place ~ Webster Groves, 63119



FIRST FLOOR PLAN

1200 SF

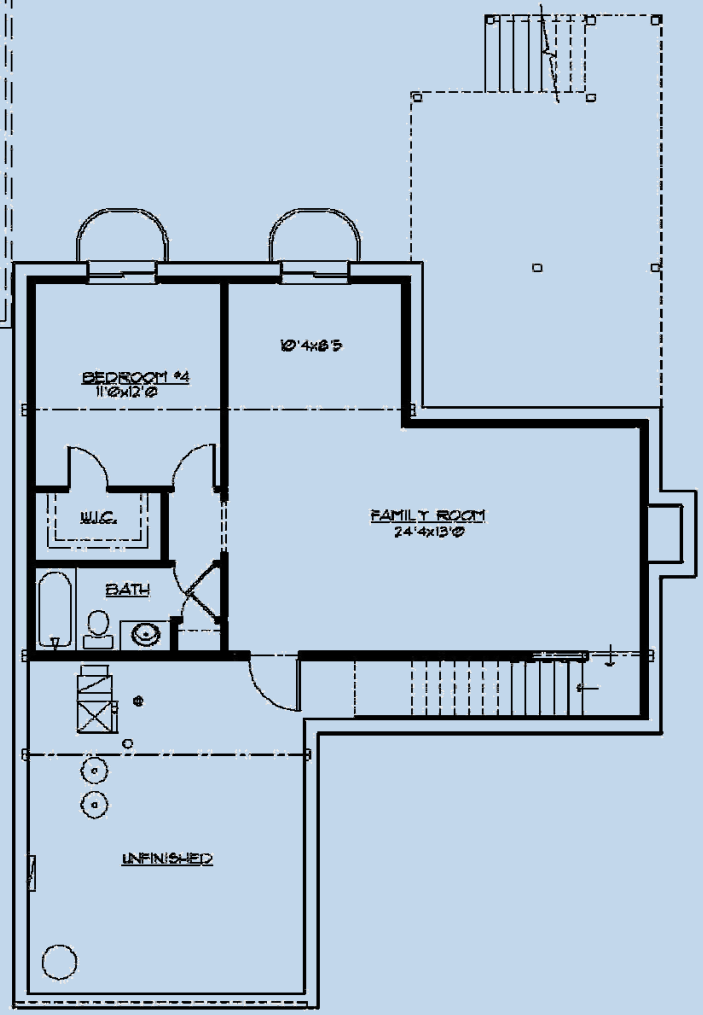
11736 Lackland Industrial Drive
 St. Louis, MO 63146
 E-mail: pentrex@pentrexdev.com
 Phone: 314.993.8006
 Fax: 314.993.8007
 www.pentrexdev.com



26 Summit Place ~ Webster Groves, 63119

SECOND FLOOR PLAN

1196 SF



LOWER LEVEL PLAN

696 SF

11736 Lackland Industrial Drive
 St. Louis, MO 63146
 E-mail: pentrex@pentrexdev.com
 Phone: 314.993.8006
 Fax: 314.993.8007
 www.pentrexdev.com



26 Summit Place ~ Webster Groves, 63119

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 (Battery Back-Up)
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (8) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
(2) GFI Outlets in Garage
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 Light 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 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

11736 Lackland Industrial Drive
St. Louis, MO 63146
E-mail: pentrex@pentrexdev.com
Phone: 314.993.8006
Fax: 314.993.8007
www.pentrexdev.com



26 Summit Place ~ Webster Groves, 63119

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
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 1/4" "Upscale" Wood Base & 3 1/4" 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) 3050 Windows
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room

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 Wood Vent at Cooktop
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

11736 Lackland Industrial Drive
St. Louis, MO 63146

E-mail: pentrex@pentrexdev.com

Phone: 314.993.8006

Fax: 314.993.8007

www.pentrexdev.com