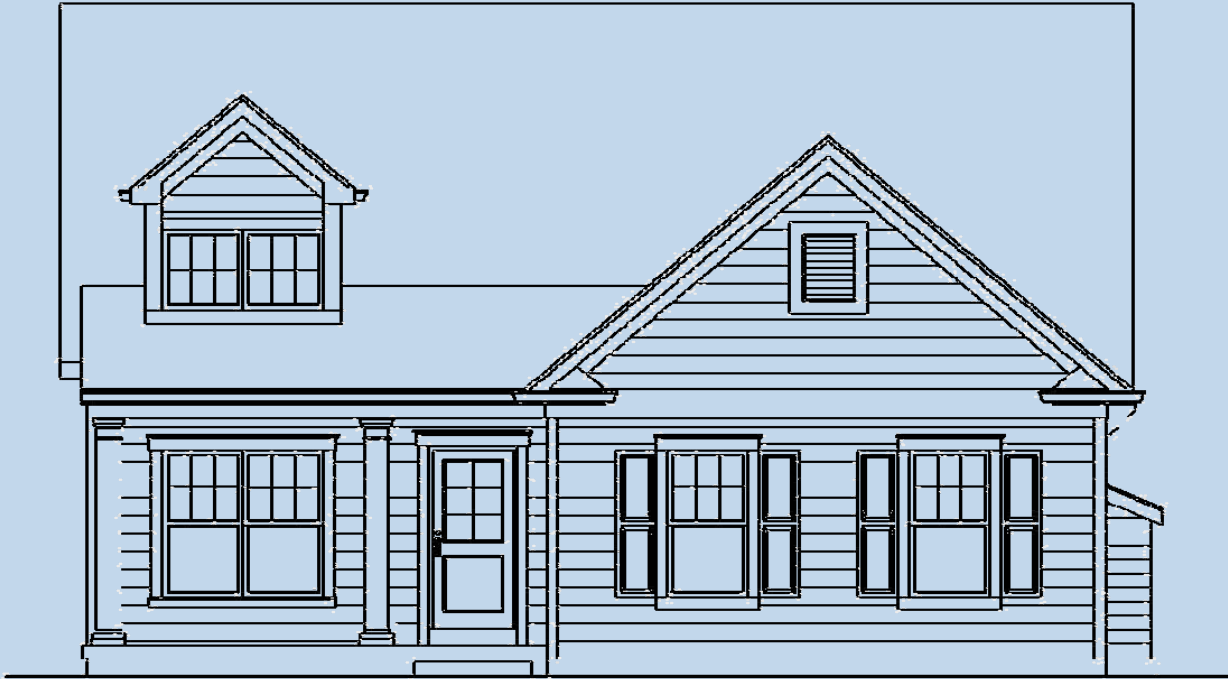




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!

30 Summit Place ~ Webster Groves, 63119

\$659,900



- 5 Bedrooms
- 3.5 Bathrooms
- Walk-Out Lot
- 12,301 Sq. Ft. Lot
- 2-Car Side Entry Garage
- 2,373 Sq. Ft.
- Finished Lower Level w/1,184 Sq. Ft. Includes 4th & 5th Bedrooms, Full Bath & Family Room.

**Lincoln 1.5 Story
Webster School District
Adjoining Barbre Park**

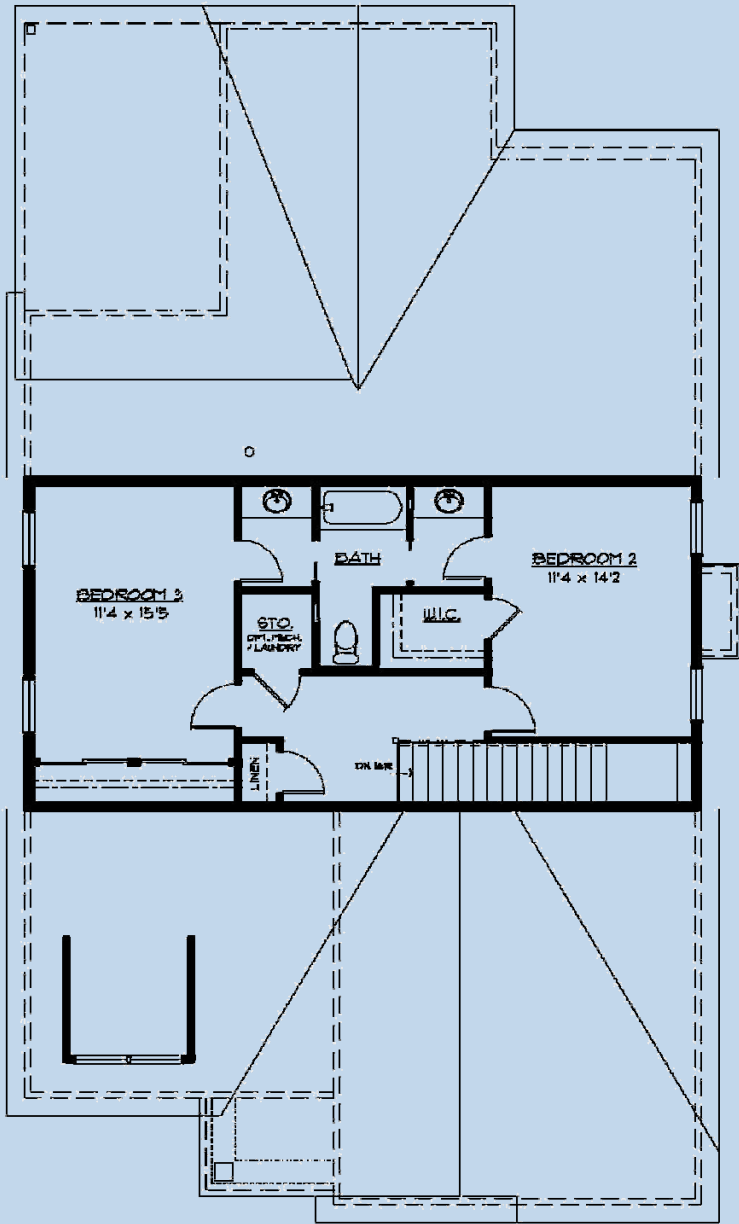
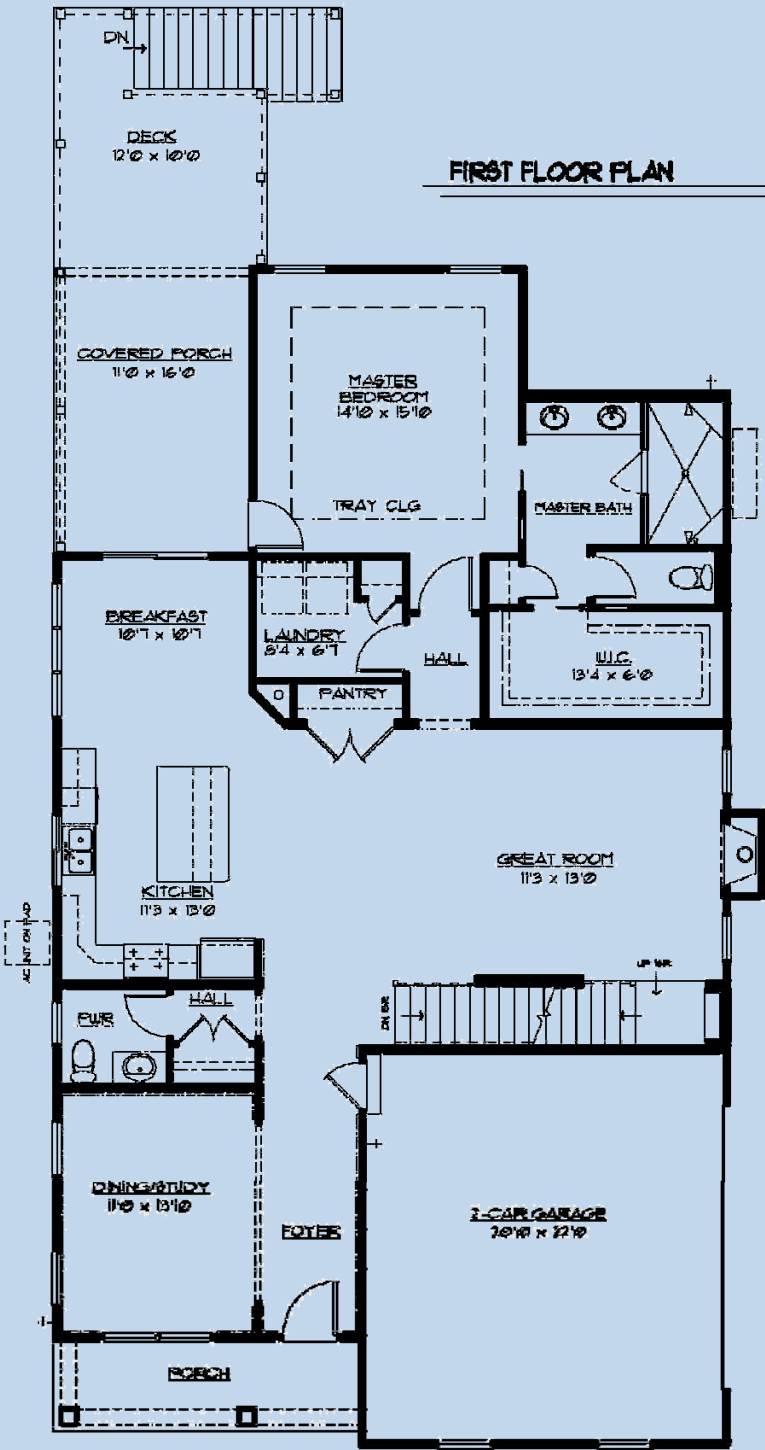
11736 Lackland Industrial Drive
 St. Louis, MO 63146
 E-mail: pentrex@pentrexdev.com

Phone: 314.993.8006
 Fax: 314.993.8007
www.pentrexdev.com

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FIRST FLOOR PLAN

115 sf

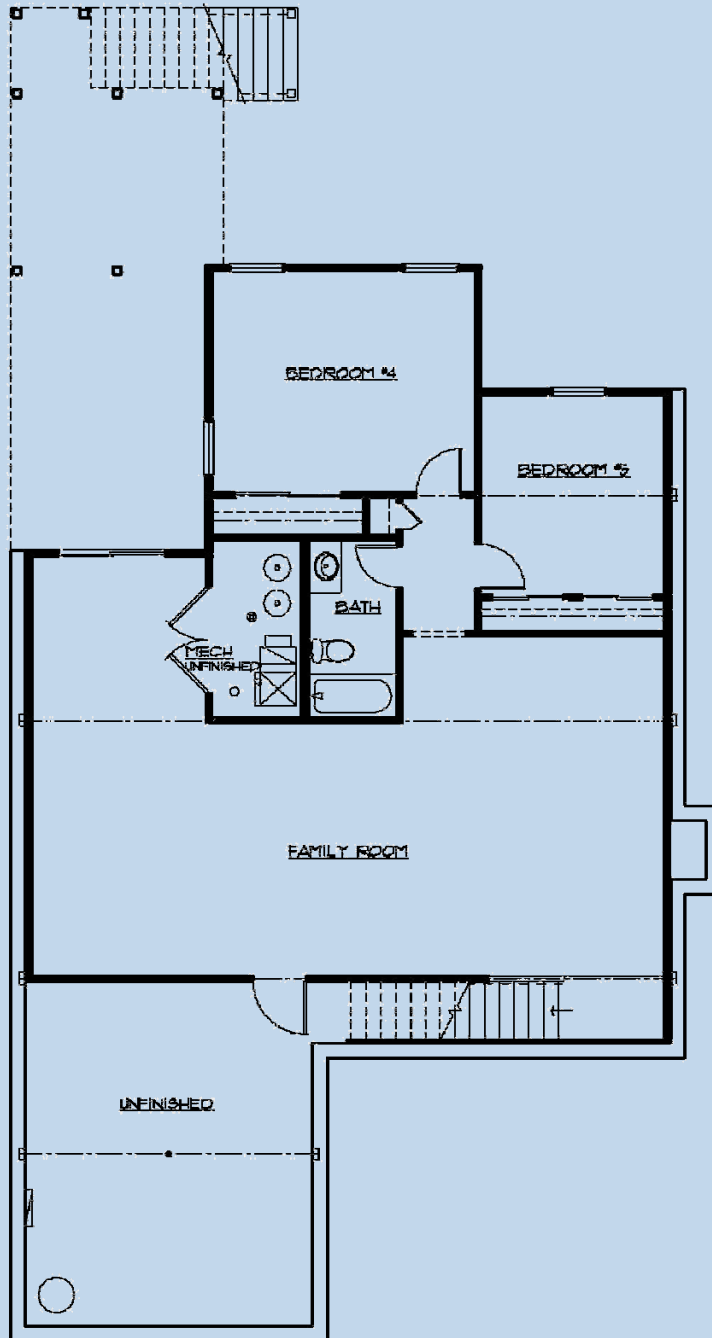


SECOND FLOOR PLAN

658 sf

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FINISHED LOWER LEVEL PLAN

1124 of

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Exterior Finish

Craftsman Style Front Elevation
Full Walk-Out Lot
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
Stained Mahogany Craftsman Front Door w/ 6 Lite Glass Insert
Side Entry Garage w/ 7' x 16' Wide Carriage Style Insulated Overhead Door
Vinyl Board & Batten in Front Gables
12' x 10' Cedar Deck w/ Landing & Stairs

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) & (7) 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 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-49 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
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/ 3 Zone Motorized Damper System
Energy Efficient 13.0 Seer Air Conditioner
Digital Setback Thermostat
Sound Board Underneath Master Suite w/ Finished Basement

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 42" Wall Cabinets
Crown Molding on Cabinets
Granite 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

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Framing

2x4 Interior Walls – 16" Center
2x10 Floor Joist—16" Center
2x6 Exterior Walls – 16" Center (2nd Floor)
Tornado Straps On All Trusses
Advantech Subfloors Glued & Nailed (1st Floor)
Durastrand Subfloors 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
Elongated Toilet
Adult Height Vanity
Granite Vanity Top w/ Rectangular Bowl

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 w/ 3-1/4" Picture Frame Casing
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 with (2) Coats of Paint
Painted Masonite Smooth 2-Panel Doors w/ (3) Hinges Throughout
5¼" "Upscale" Wood Base & 3¼" 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 w/ Rectangular Cultured Marble Bowls in Jack/Jill
Raised 36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front
Centurion Stone Floor To Ceiling Fireplace Surround w/ Painted Wood Mantle
Dining Room w/ Cased Opening
Bookcase Niche in Stairway to 2nd Floor

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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

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
Cast Iron Address Plaque
Mailbox at Front Door
Finished Lower Level w/ Bedroom, Full Bath & Family Room

Upgrades Included w/ Home

Wall Cabinets in Laundry
ADA Toilet in Master Bath
Rough-In Vent, Water Line & Drain For Future Wet Bar in L/L
Advantium Oven in Oven Cabinet
30" Convection Oven
36" Gas Cooktop
Upgraded Exhaust Hood
Steel Tub w/ Ceramic Tile on Walls in Jack & Jill Bath
2 Rows Wainscotting in Foyer & Study
Custom Shelving in Pantry
Prefinished Hardwood on 2nd Floor Hallway

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