



You'll *Love Life* In A New Pentrex Home!

Phone: 314.993.8006

Fax: 314.993.8007

E-mail: pentrex@pentrexdev.com

11736 Lackland Industrial Dr

St. Louis, MO 63146

www.pentrexdev.com



\$834,900

612 Sanguinet Avenue, Webster Groves 63119

- 3,130 Sq. Ft.
- 2-Story
- 3-Car Side Entry Garage
- 5 Bedrooms & 4.5 Baths
- Large Lot w/ 13,015 Sq. Ft.
- Finished Lower Level w/ 660 Sq. Ft.

Includes 5th Bedroom, Full Bath & Family Room

Webster Groves School District

Located Near Algonquin Country Club & Larson Park

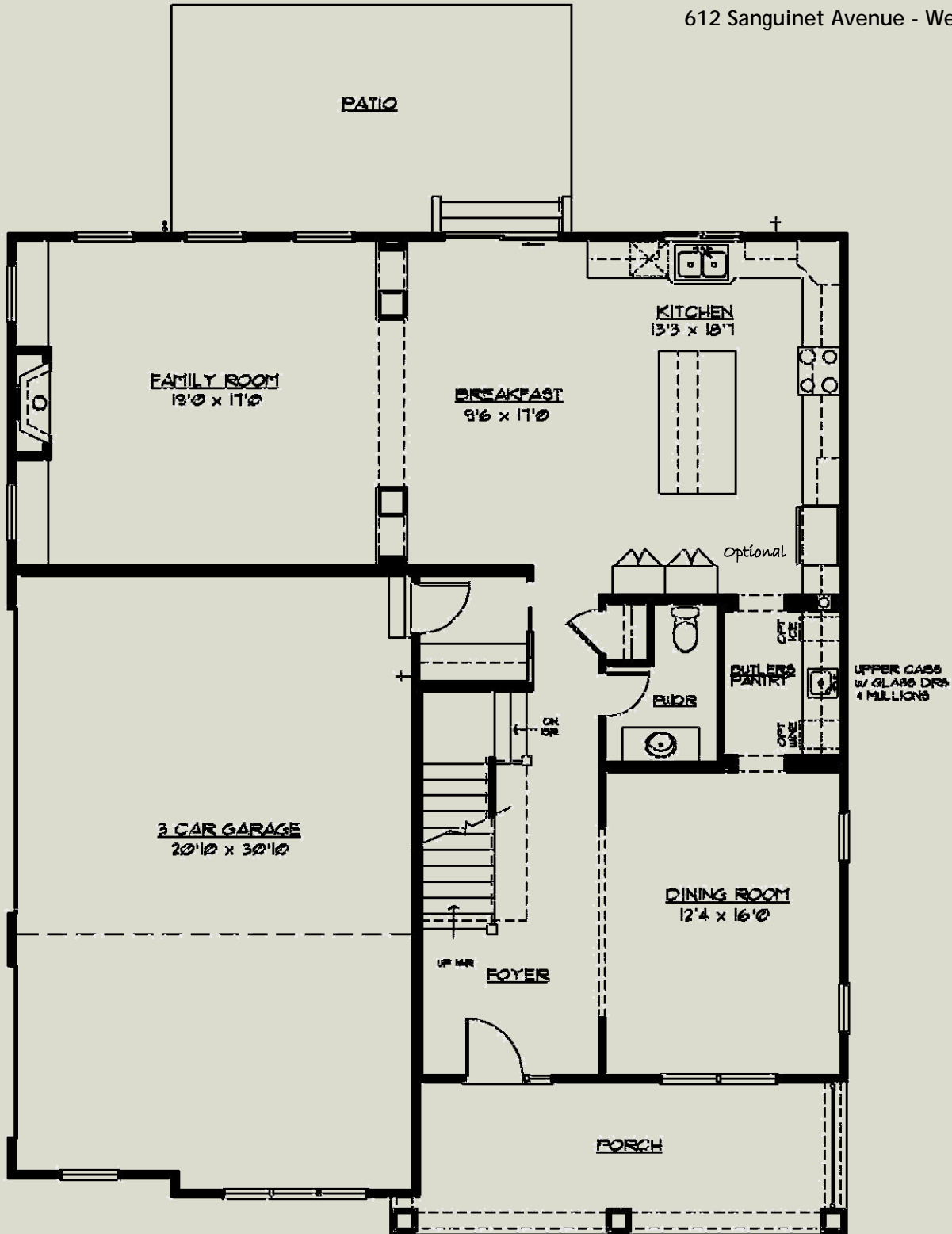
w/ Baseball Fields, Playground, Tennis Courts & Picnic Area



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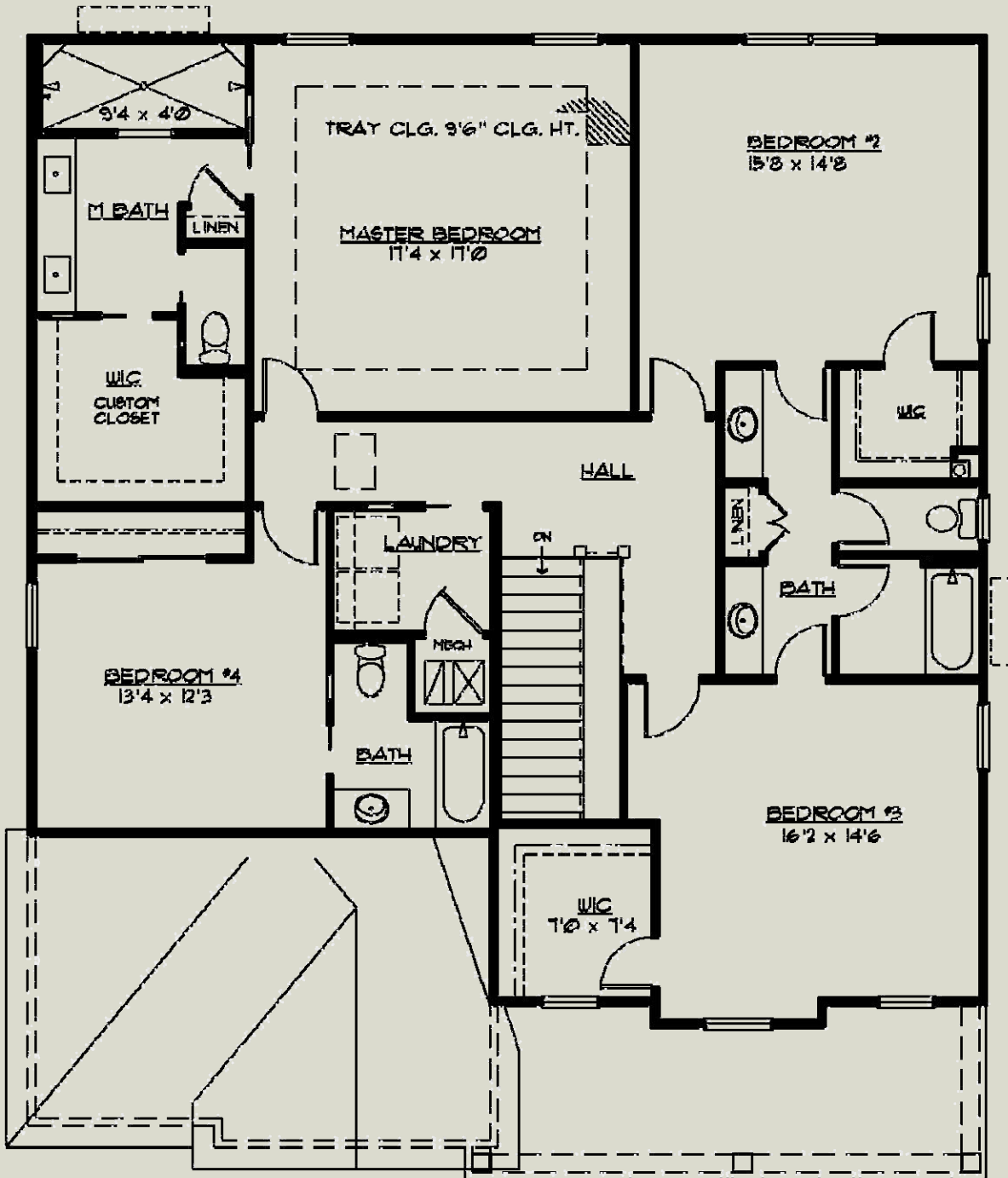
FIRST FLOOR PLAN

1395 SF

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SECOND FLOOR PLAN

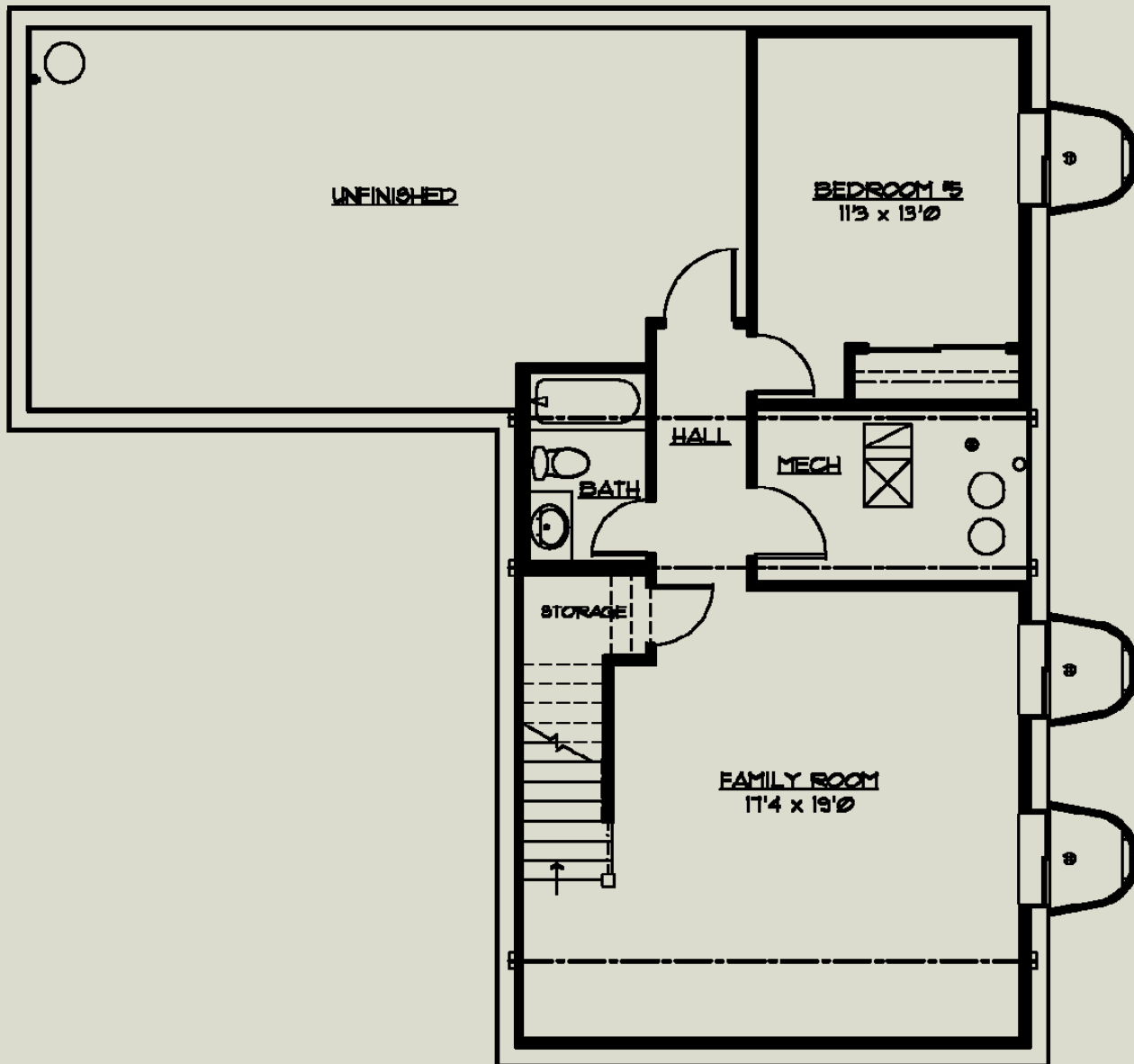
1735 sf



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FINISHED LOWER LEVEL PLAN

**612 SANGUINET
660 SF**

11-4-16

1/8" = 1'-0"



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Framing

2x4 Interior Walls – 16" Center / 2x12 Floor Joist - 16" Center
Tornado Straps On All Trusses
¾" T&G Plywood Subfloors Glued & Nailed
Reinforced Concrete Basement Walls
9' Ceilings on First Floor, 8' Second Floor
9' Foundation Walls w/ Damp-Proofing

Exterior Finish

30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Hip Roofs on Front Elevations
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Oversized Downspouts & 6" Gutters
4-1/2" Lap Vinyl Siding
36" Stained Mahogany Front Door w/ 1 Sidelight
Oversized 3-Car Side Entry Garage
Carriage Style Insulated Overhead Door
HB&G Maintenance Free Columns on Front Elevation

Electrical

Exhaust Fans In All Baths
Multiple Can Lights w/ Dimmers n Kitchen, Breakfast & Family Room
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (5) Phones (CAT5) & (7) Televisions
200 Amp Service w/ 100 Amp Subpanel
(2) Exterior GFI Outlets (Front & Rear)
(2) Garage Door Openers with (3) Remotes & (1) Remote Key Pad
White Receptacles & Switch Plates
Overhead Ceiling Lights In All Bedrooms
Fan/Light Wiring In Family Room & All Bedrooms (Fixtures Not Included)
Ceiling Fan in Family Room
Flood Lights in Rear
Coach Lights on Garage
Pre-Wire Only for Surround Sound in Family Room
Carbon Monoxide Detectors
\$3,400 Electrical Allowance
Outlet in Butler's Pantry for Future Refrigerator & Ice Maker

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
Water Line to 2nd Floor Furnace
Water Line for Future Ice Maker in Butler's Pantry
Stub Out Gas Line for Future BBQ

Energy Package

White Double-Glazed Vinyl Thermal Tilt-In Lower Sash Windows
(w/ Screens & Grills on Upper Sash Only)
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation
Batts in Basement Along Band Boards
Insulated Fiberglass Veneer Exterior Service Door
Zip Board House Wrap
Roof Ridge Vents
Zoned HVAC w/ 80% AFUE Gas Furnace
Digital Setback Thermostat
(2) Energy Efficient 13.0 Seer Air Conditioner
Low E Windows

Luxury Master Suite

Adult Height Vanity w/ Rectangular Double Bowl Undermount Sink
Granite Counter Tops
Oversized Ceramic Tile Shower w/ Angled Seats
3/8" Glass Frameless Enclosure
(2) Shower Heads w/ (1) Hand Held Shower on Slide Bar
2 Level, 9'-6" Height Coffered Ceiling w/ Crown Molding in Bedroom
Ceiling Fan in Master Bedroom
Full Ceramic Tile Floors set on Durock
Elongated Toilet - White Color
Privacy Door In Master Bath Toilet Room
Large Custom Walk-In Closet w/ Laminated Shelving & Drawers
1" Water Line to Shower Heads in Master Bath
Carpet in Bedroom & Walk-In Closet

Powder Room

55" Custom Vanity w/ Granite Top & Undermount Sink
Framed Mirror
Chrome Faucet, Vanity Hardware & Accessories
White Elongated Toilet



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Kitchen & Breakfast Room

Ceramic Backsplash - Subway Design
Under Cabinet Lighting Including Butler's Pantry
Enlarged Center Island w/ Breakfast Bar
Chrome Single Handle Kitchen Faucet With Spray
Chrome Soap Dispenser At Kitchen Sink
White Upgraded Wood Cabinetry w/ Alternating 42" & 36" Wall Cabinets
Crown Molding on All Cabinets
Lazy Susan, Cabinet Pulls, Dovetail Drawers & Soft Close Doors
Granite Counter Tops
Pull Out Trays in Center Island, Butler Pantry & Numerous Cabinets
Tilt Out Soap Trays at Kitchen Sink
9" Deep Double Bowl Undermount Stainless Steel Sink
Pendant Lights over Center Island
Stainless Steel G.E. Appliances to include the following:
 30" Built-In Self-Cleaning Electric Oven,
 Gas Cooktop
 30" Wall Mounted Hood
 Space Saver Microwave on Shelf
 Quiet Design Energy Efficient Dishwasher
 Garbage Disposal
(2) Container Trash Cabinet
Fluted Molding at Kitchen Sink Bump-Out
Water Line for Refrigerator
(2) Matching Pantry Cabinets w/ Pull Out Trays
Butler's Pantry w/ Wall Cabinets & Wet Bar Sink

Other

Backfill Garage w/ Rock
Completely Drywalled & Painted
Concrete Driveway & Private Walk
Large Lot—13,015 sq. ft.
20' x 11' Concrete Patio
Front Landscaping w/ Sodded Lot to disturbed area
2nd Floor Laundry (Includes Safety Pan under Washer)
Cast Iron Address Plaque & Wrought Iron Mailbox
(3) 4040 Lookout Windows in Basement
6' Insulated Sliding Patio Door w/Screen Off Breakfast Room
Interior Sound Batting Around Master Suite & Laundry Room

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Interior Finish

Job Finish Oak Floors on 1st Floor & 2nd Floor Hall
 w/ Matching Flush Mounted Oak Registers
Chrome Lever Handle Door Knobs (1st & 2nd Floor)
Wood Window Sills And Aprons on 2nd Floor
Deluxe Vented Wire Shelving & Expansive Plate Glass Mirrors
Oak Treads, Handrail w/ Wood Spindles to 2nd Floor & To Basement
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls w/ (2) Coats of Paint
Painted Masonite Smooth Doors w/ (3) Hinges Throughout
5¼" "Upscale" Wood Base & ¾" Casing on Doors
6 15/16" Crown Molding on First Floor
Steel Tub & Ceramic Wall in Hall & Private Bath
Granite Double Bowl Vanity in Hall Bath
Granite Vanity Tops in Private Bath
Ceramic Tile Floors Set On Durock In All Baths
42" Direct Vent Gas Log Fireplace
 w/ 3 Speed Fan, 4 Flame Heights, Glass Front & Wall Switch
Floor to Ceiling Centurion Stone at Fireplace w/ Stone Mantel
Walk-In Closets in 2nd Floor Bedrooms 2 & 3
Entertainment Cabinets on Sides of Fireplace
 w/ Granite Tops & Transom Windows Above
Carpet in 2nd Floor Bedrooms 2, 3 & 4
Separate Vanities in Jack & Jill
Separate Door for Toilet Room & Tub Shower Room In Jack & Jill

**** Additional Options Included - Not Standard ****

Illuminated Ceiling in Master Bedroom
Mullions Doors w/ Water Glass on Wet Bar Wall Cabinets
Finished Lower Level w/ Bedroom, Full Bath & Family Room
Pediment Head Casing on 1st Floor Windows, Wood Sills & Apron
Pediment Head Casing on Front Door & Slider
Pediment Head Casing on Dining Room & Butler's Pantry
60" Tall Wainscoting in Foyer, Dining Room & Hallway to Kitchen & Garage
Transom Window in Jack & Jill Tub Area
Custom Built Bookcase Divider Between Breakfast Room & Family Room
Additional Convection Oven in Center Island
Center Island in Grey
Additional Cabinets on Back of Center Island w/ Oversized Granite Top