

You'll Love Life In Our New Homes!

655 Clearbrook Drive, 63122 (Lot #8)



~ Jefferson Model ~

\$791,500

2,046 Sq. Ft.

3-Car Front Entry Garage 3 Bedrooms / 2.5 Baths

Optional Finished Lower Level as Shown add \$64,740. Includes Bedroom, Full Bath & Family Room

Kirkwood School District

Blattner Farm, LLC www.pentrexdev.com Email: pentrex@pentrexdev.com 314.993.8006

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FIRST FLOOR PLAN

2046 SF

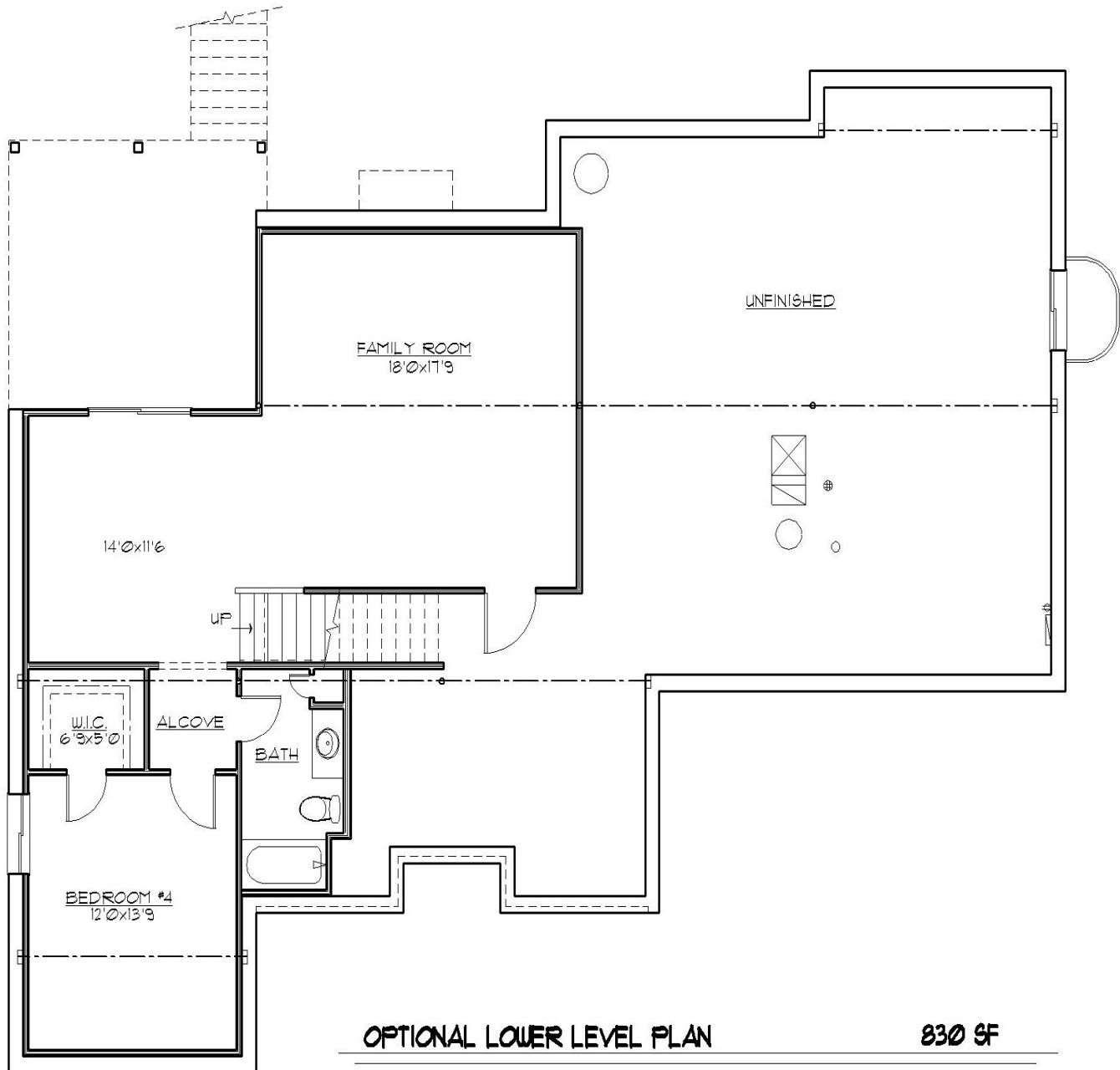
Blattner Farm, LLC www.pentrexdev.com Email: pentrex@pentrexdev.com Phone: 314.993.8006 Fax: 314.993.8007

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Exterior Finish

Vinyl Siding w/ Vinyl Shake on Front Gables
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Seamless Gutters
3-Car Front Entry Garage w/ Insulated Overhead Door
Insulated Fiberglass Front Door w/ (2) 14" 1/2 Glass Sidelight
(2) Maintenance Free Columns on Front Porch
12.6' French Door off Dining Room w/ Built In Blinds
14 1/2 x 13' Cover Deck w/ Stairs off Great Room & Master Bedroom
6' x 16' Cedar Deck w/ Stairs off Great Room

Electrical

Exhaust Fans In All Baths
(1) Can Light at Kitchen Sink
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
\$2,600 Lighting Allowance
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (4) Televisions
200 Amp Service
(2) Exterior GFI Outlets (Front & Rear)
Wire & Install (1) Garage Door Opener w/ Remote Key Pad
White Receptacles & Switch Plates
Overhead Ceiling lights In All Bedrooms Reinforced for Fans
Wiring & Hang Ceiling Fan In Family Room & Master Bedroom
Wiring & Hang Ceiling Fan On Covered Deck
(2) Flood Lights in Rear
Under Cabinet Lighting in Kitchen
(3) Coach Lights at Garage
Can Lights in Great Room, Kitchen, Mud Room & Front Porch
USB Outlet in Kitchen & 2 in Master Bedroom

Energy Package

Double-Glazed White Interior Single Hung Vinyl Windows
Low E Argon Gas ,Tilt-In Lower Sash w/ Screens
R-38 Ceiling Insulation, R-13 Wall Insulation
Zip Board House Wrap
Digital Setback Thermostat
80% AFUE Gas Furnace
Energy Efficient 13.0 Seer Air Conditioner
Roof Ridge Vents

Luxury Master Suite

Adult Height Vanity w/ Double Bowls & Granite Top
Ceramic Tile Shower Walls, Base & Seat
Clear Glass Shower Door
Walk-In Closet w/ Wire Shelving
Full Ceramic Tile Floors set on Durock in Bath
Elongated Toilet
2 Shower Heads
Tray Ceiling in Bedroom w/ 6-15/16" Crown Molding
Transom Window In Shower
Private Toilet Room w/ Transom Window
Patio Door w/ Integrated Blinds to Covered Deck

Kitchen & Breakfast Room

Ceramic Tile Backsplash
Chrome Single Handle Kitchen Faucet w/ Spray
Flat Panel Wood Cabinetry
w/ Alternating 42" Wall Cabinets & Crown Molding
Lazy Susan
24" Refrigerator Cabinet
Granite Countertops
Center Island w/ Granite Breakfast Bar
Double Stainless Steel Deep 70/30 Combination Sink in Kitchen
* Stainless Steel G.E. Appliances to include the following:
* 30" Free-Standing Self-Cleaning Gas Convection Range
* Energy Efficient Dishwasher w/ Pots & Pans Cycle & Quiet Design
* Space Saver Microwave/Hood Combo
Garbage Disposal
Water Line to Refrigerator

Framing

2x4 Interior Walls – 16" Center
2x10 Floor Joist – 16" Center
Tornado Hold-Downs On All Trusses
Steep Pitch Roofs on Front Elevations
30-Year Architectural Roof Shingles w/ Felt Paper
Advantech 3/4" T&G Subfloors Glued & Nailed
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls with Damp-Proofing

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Interior Finish

3-1/4" Prefinished Wood Flooring in Foyer, Great Room, Kitchen, Dining Room,
Powder Room, Mud Room, Hallway to Master & Hallway to Bed #2 & #3
Carpeting w/ Pad in All Bedrooms
Satin Nickel Lever Handle Door Knobs
Wood Window Sills And Aprons
Deluxe Vented Wire Shelving
Expansive Plate Glass Mirrors
(3) Hinges on Interior Doors
Adult Height Vanity w/ Double Bowl Cultured Marble Top in Shared Bath
Fiberglass Tub & Shower in Shared Bath
Ceramic Tile Floor Set On Durock in Shared Bath Set
Elongated Toilet in Shared Bath & Powder Room
Adult Height Vanity w/ Granite Top in Powder Room
Dead Bolts On All Exterior Doors (Keyed Alike)
Sand Finish White Ceilings
Smooth Finish Walls w/ (2) Coats of Paint
6-Panel Painted Masonite Smooth Colonist Doors
5 1/4" "Upscale" Colonial Wood Base & 3 1/4" Colonial Trim on Doors
Main Floor Laundry w/ Ceramic Tile
Fiberglass Wall Hung Sink in Laundry
36" Direct Vent Fireplace w/ Gas Logs, Wood Mantle, Fan, Marble Hearth & Surround
Garage Completely Dry Walled & Painted 1 Color
1/2 Wall w/ Wood Cap (Both Sides) @ L/L Stairs
Carpeted Stairs to Lower Level w/ Door at Bottom of Stairs
11' Ceiling in Foyer & Great Room
Transom Windows in Great Room

Plumbing

50-Gallon Gas Hot Water Heater
(3) "Freeze Proof" Exterior Faucets
Drain Tile For Foundation w/ Sump Pump & Bucket
Moen Chrome Plumbing Fixtures In All Baths and Kitchen
Powder Room Off Kitchen

Other

Backfill Garage, Front & Rear Porch w/ Rock
Concrete Driveway & Private Walk
17.5 x 12' Concrete Patio
Sod Yard
Cast Iron Address Plaque
Wrought Iron Mailbox
\$500 Landscape Allowance

Additional Upgrades w/ This Home

Cubbies In Mud Room
(2) 4040 Vinyl Sliders & Escape Window Wells For Future Finished Lower Level
Cabinets on Back of Center Island w/ Oversized Granite Top
Pull Out Trays on Center Island
6-15/16" Crown Molding in Breakfast Room, Great Room, Dining Room, Hall & Foyer
Insulated Fiberglass Service Door w/ 1/2 Glass in Garage
Rectangular Undermount Bowls in Master
Full Bath Rough-In in Lower Level
Post & Wood Spindles on Both Sides of Stairs
Walkout Basement w/ 6' Vinyl Slider w/ Light
Gas Stub Out for Future BBQ Pit
Lighting Allowance Upgrade \$1,230
Custom Vanity in Powder Room

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