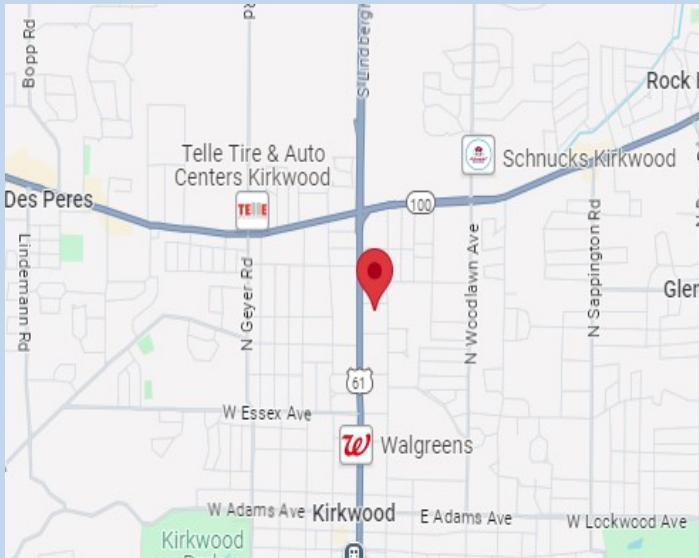




**YOU'LL LOVE LIFE IN A NEW PENTREX HOME!**



**122 Morningside ~ Kirkwood, 63122**



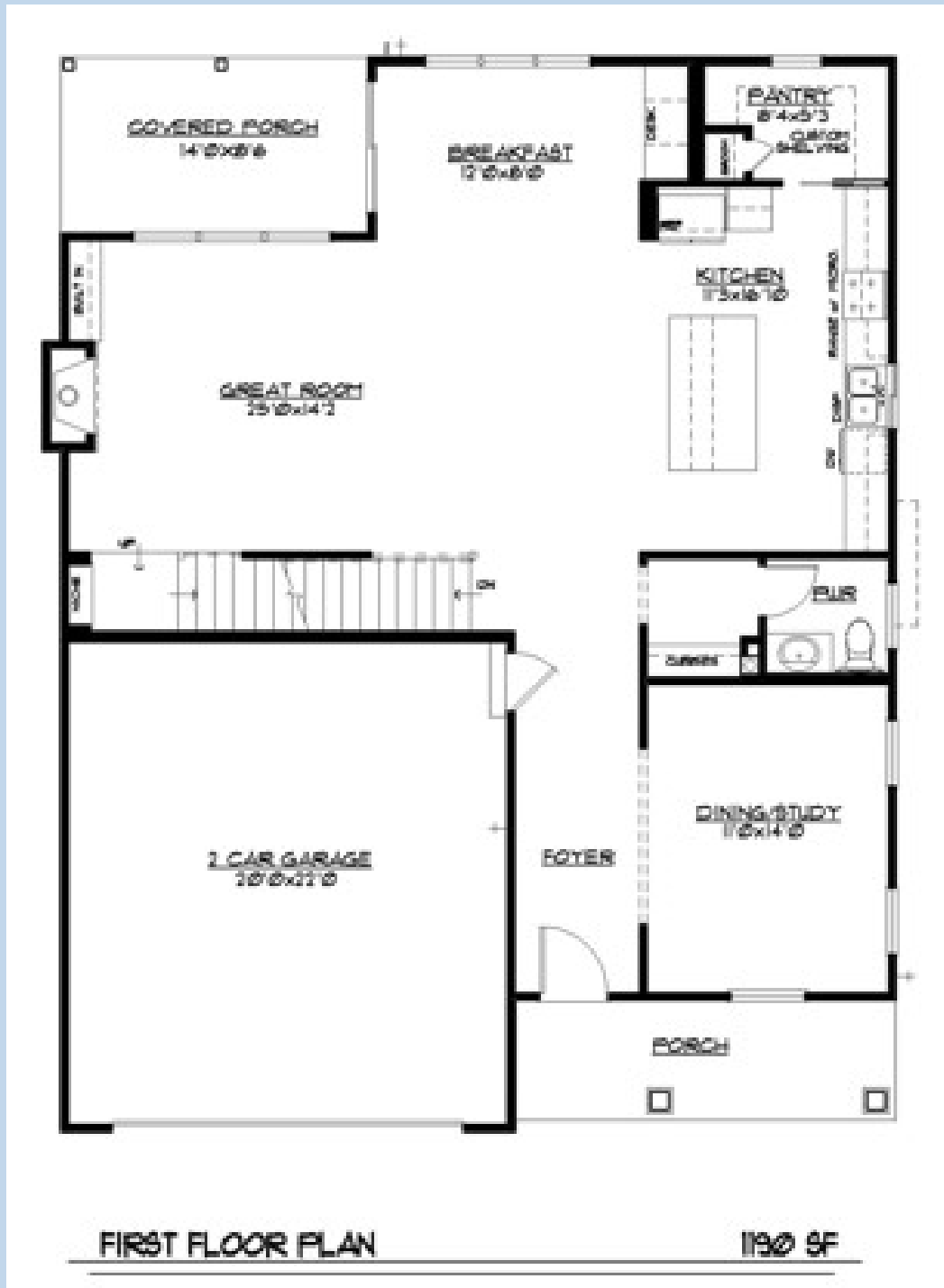
- 5 Bedrooms
- 4.5 Bathrooms
- 2-Car Garage
- 2,629 Sq. Ft.
- Additional Finished Lower Level w/ 700 Sq. Ft. Includes 5th Bedroom, Full Bath, & Family Room
- Front & Rear Covered Porch
- Timbertech Deck off Master Bedroom w/ Ceiling Fan

**Kirkwood School District**

11736 Lackland Industrial Drive  
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122 Morningside ~ Kirkwood, 63122

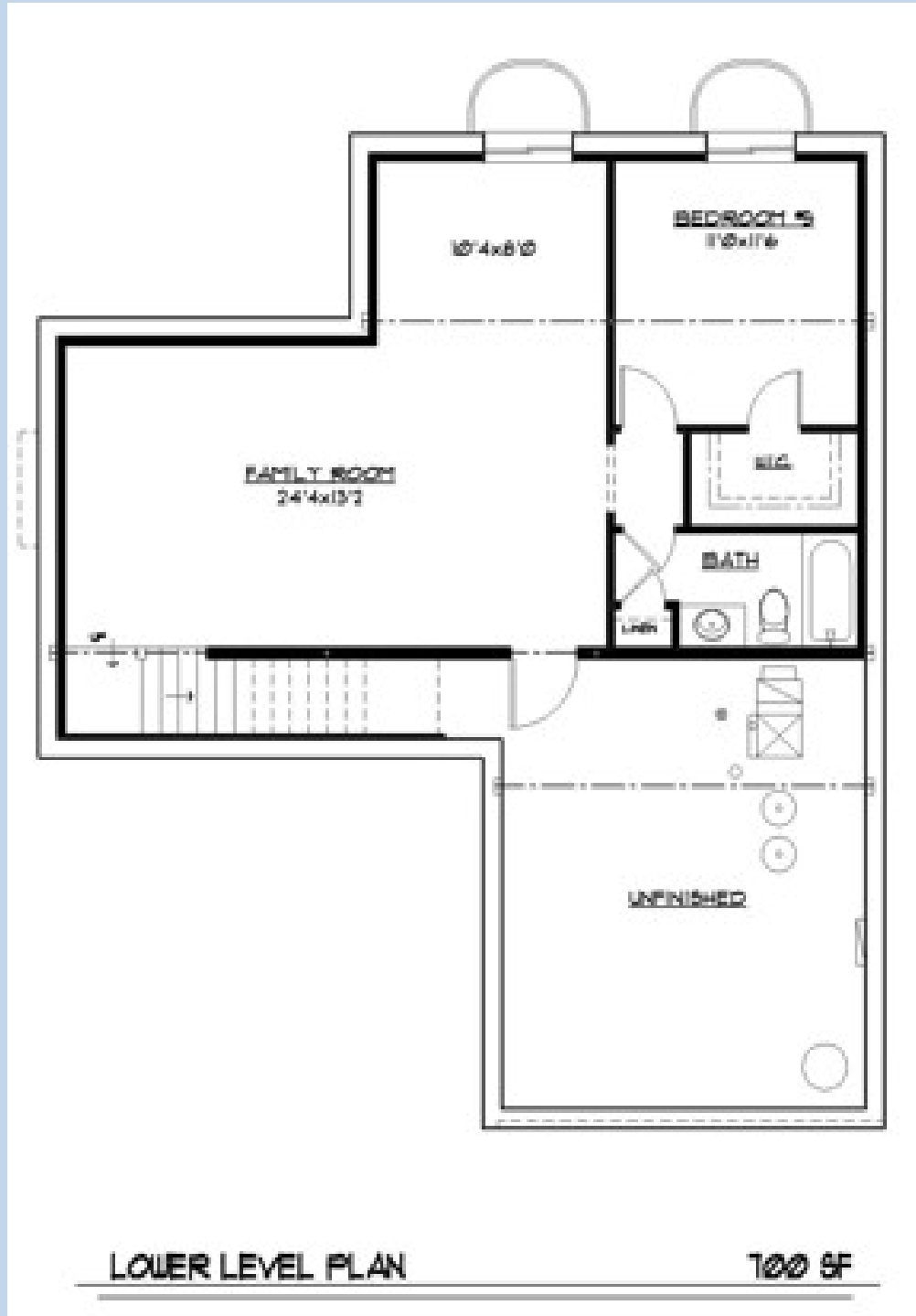


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## 122 Morningside ~ Kirkwood, 63122

### **Framing**

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

### **Luxury Master Suite**

Adult Height Vanity w/ Double Bowl Undermount Sink  
Oversized Ceramic Tile Walk-In Shower w/ Corner Niches  
3/8" Glass Frameless Enclosure w/ Shower Door  
(2) Shower Heads w/ (1) Hand Held Shower Diverter  
Tray Ceiling w/ 6 15/16" Crown Moulding  
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/ Wire Shelving  
Elongated Toilet  
Privacy Door In Master Bath Toilet Room  
Covered Deck Off Master Bedroom Suite  
Ceiling Fan in Master Bedroom

### **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) & (9) 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 (No Fixture)  
Fan/Light wiring In Family Room & Bedrooms (No Fixture)  
Ceiling Fan in Family Room, Master, Covered Porch, and Deck  
Flood Lights in Rear and Garage  
Coach Lights on Garage (No Fixture)  
\$2,000 Lighting Allowance

### **Exterior Finish**

Craftsman Style Front Elevation  
30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roofs on Front Elevation  
4-1/2" Lap Vinyl Siding  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished Downspouts & Gutters  
Stained Mahogany Craftsman Front Door w/ Shelf and Glass Insert  
Garage w/ 7' Tall, 16' Wide Carriage Style Insulated Overhead Door  
Rear Covered Porch

### **Energy Package**

Quaker White Double-Glazed Low E Argon Gas Vinyl Thermal Tilt-In  
Lower Sash Windows  
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation  
Batts in Basement Along Band Boards  
Zip System Exterior Sheathing  
Roof Ridge Vents  
Zoned HVAC  
(2) 80% AFUE Gas Furnace & Digital Setback Thermostat  
(2) Energy Efficient 13.0 Seer Air Conditioner

### **Kitchen & Breakfast Room**

Ceramic Tile Backsplash - Subway Design  
Under Cabinet Lighting  
Center Island w/ Breakfast Bar  
Chrome Single Handle Kitchen Faucet With Spray  
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets  
Crown Molding on Cabinets  
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" Free-Standing Gas Convection Range  
Microwave/Exhaust Combo, Garbage Disposal  
Energy Efficient Dishwasher w/ Quiet Design Sound Package  
Water Line for Refrigerator  
Walk-In Pantry  
Dry Bar Next To Breakfast Room w/ Granite Top  
24" Deep Refrigerator Cabinet

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### **Interior Finish**

Pre Finish 3-1/4" Oak Floors on 1st Floor  
w/ matching Flush Oak Registers  
Wall to Wall Carpeting w/ Pad (where applicable)  
Satin Nickel Lever Handle Door Knobs (where applicable)  
Wood Window Sills & Aprons  
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 on First Floor  
Fiberglass Tub & Shower Unit in Hall & Lower Level Bath  
Ceramic Tile Floors In Hall & Lower Level Bath Set On Durock  
Adult Height Vanity w/ Cultured Marble Top in Hall, Private, & L/L  
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front,  
Wood Mantle, & White Flush Marble Hearth & Surround  
Dining Room w/ Cased Opening & 6(15/16)" Crown Molding  
Garage Completely Drywalled and Painted

### **Plumbing**

50-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

### **Other**

Backfill Garage With Rock  
Garage Completely Drywalled & Painted  
Concrete Driveway & Private Walk  
Front Landscaping  
Sodded Lot to Disturbed Area  
2nd Floor Laundry (includes Safety Pan under Washer)  
In Wall Dry Box  
Cast Iron Address Plaque  
Mailbox at Front Door  
(2) 4040 Lookout Windows in Basement  
6' Insulated Sliding Patio Door w/Screen  
Finished Lower Level w/ Bedroom, Full Bath & Family Room  
Pre Finish 3-1/4" Oak Floors on 2nd Floor Hall  
w/ matching Flush Oak Registers

### **Powder Room**

Chrome Faucet, Vanity Hardware & Accessories  
Elongated Toilet  
Adult Height Vanity  
Granite Vanity Top

### **Additional Upgrades**

Upgraded Appliances Including:  
36" Upgraded Exhaust Hood  
GE Profile Advantium Double Oven w/ 30" Convection Oven  
GE Dishwasher w/ 3rd Rack, Stainless Steel Interior,  
And Piranha Hard Food Disposer  
GE 36" Gas Cooktop  
Double Oven Wood Cabinet  
Wall Mounted Fiberglass Laundry Sink  
Gas Stub Out for Future BBQ  
Additional Lighting Allowance  
Tee & Shut Off Valve for Future Irrigation System  
7.5" Wood Engineered Silivian Kivi Stone Floors on 1st Floor  
And 2nd Floor Hallway w/ Matching Flush Floor Registers  
Cubbies In Mud Room  
Pull Out Trays in Cabinets Throughout Kitchen  
Cabinets on Back of Center Island w/ Oversized Top for Additional Seating  
Upgrade to Quartz Tops In Kitchen, Entertainment Cabinets, and Master  
6-15/16" Crown Moulding on 1st Floor (Excludes Pantry)  
Extra Deep Fiberglass Tub Unit w/ Ceramic Tile Walls in Shared & Private Bath  
Custom Vanity for Powder Room w/ Quartz Top  
700 Sq. Ft. Finished Lower Level w/:  
Bedroom, Full Bath, Family Room, and 5th Bedroom/Office  
Custom Shelving in Master Closet & Pantry  
Krauss #KH100 Stainless Steel Sink in Kitchen  
Picture Frame w/ 3-1/4" Casing on All 1st Floor Windows  
Oak Treads, Pine Risers w/ Exposed Treads to Lower Level  
Craftsman Wainscoting Foyer to Great Room & Dining/Study  
Upgraded Decking, Stairs, Railing & Spindles to Timbertech  
Stained Fypon Shutters

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**Additional Upgrades (Continued)**

Rectangular Bowls in Hall, Private, and Lower Level Baths  
24" Beverage Center  
8' Tall Garage Overhead Door  
Internal Blinds on Door to Deck From Master Bedroom  
Double Rectangular Bowl Quartz Top in Master Bath  
Extra Base Cabinets at Center Island w/ Oversized Top  
Black Vinyl Interior/Exterior Windows  
(2) 40-Gallon Gas Hot Water Heaters  
(2) Wedi Shelves in Master Shower  
Electric Car Charging Outlet in Garage  
Honeywell F100 Media Filter  
Black Interior Hardware & Hinges  
Rough In Water Line  
2nd Floor Furnace  
T&G Wood Front Porch Ceiling  
Numerous Can Lighting Throughout Home w/ Slide Bar Dimmers on  
2 or More Cans

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