



YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



915 Des Peres Drive ~ Des Peres 63131

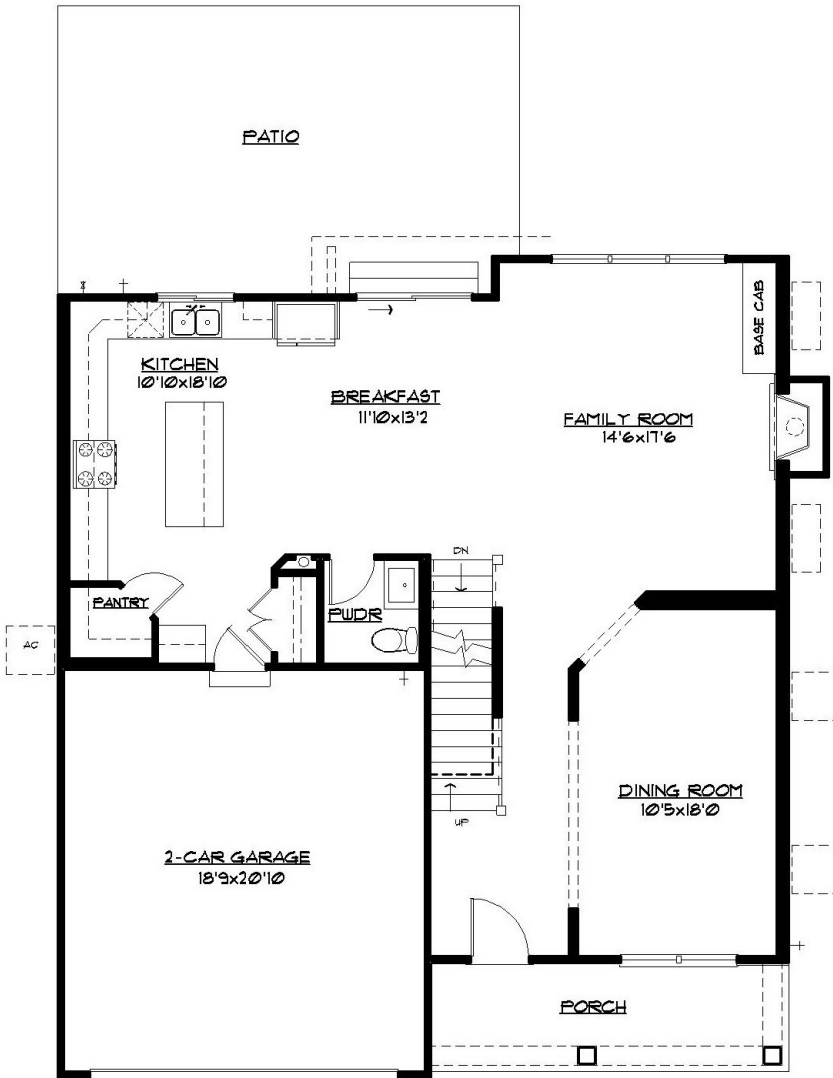
- 4 Bedrooms
- 3.5 Bathrooms
- 2-Car Front Entry Garage
- 2,234 Sq. Ft.
- Finished Lower Level w/ 795 Sq. Ft.
Includes 4th Bedroom, Full Bath & Family Room.

**Kirkwood School District
Walk to Pioneer Park**

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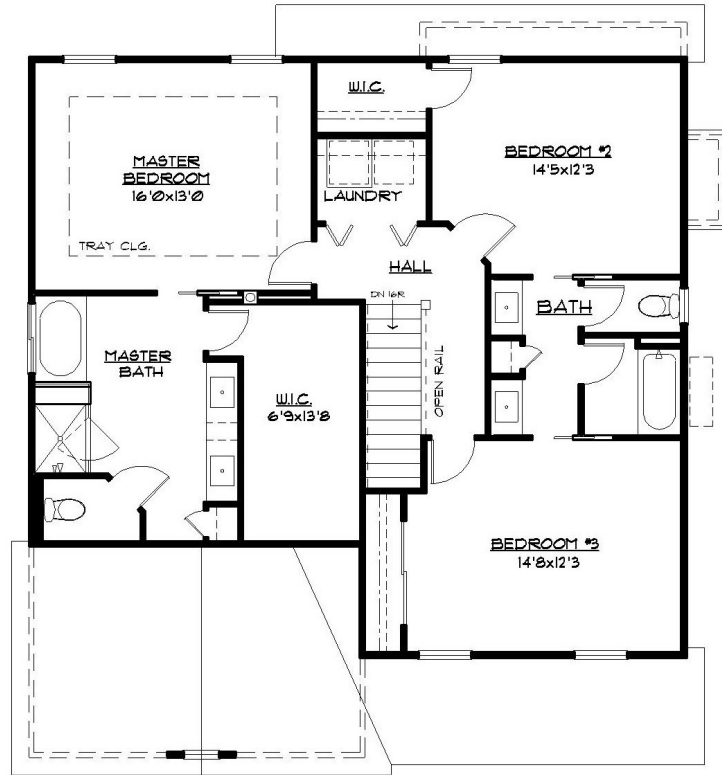
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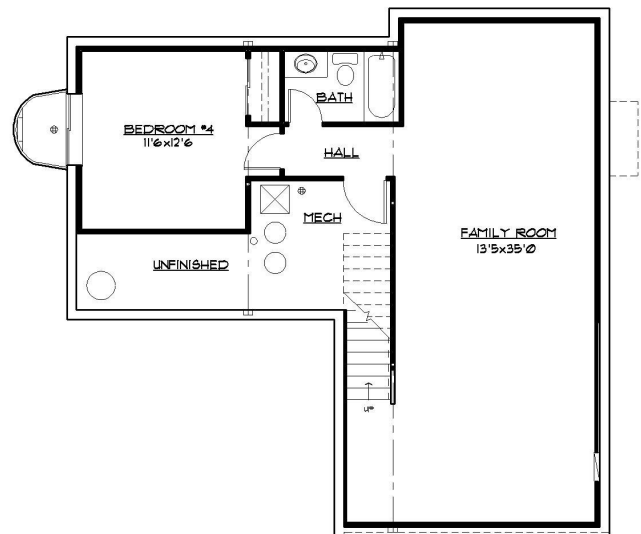
FIRST FLOOR PLAN

1070 sf



SECOND FLOOR PLAN

1164 sf



FINISHED LOWER LEVEL

795 sf



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 w/ Wide Vinyl Trim on Windows
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Oversized Downspouts & Gutters
Stained Mahogany Craftsman Front Door
2-Car Garage w/ 7' Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables
Covered Front Porch
Maintenance Free Columns

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen, Foyer, Breakfast & Family Room & 2nd Floor Hallway
(2) Pendant Lights Over Kitchen Island
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (5) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
Garage Door Opener with (2) Remotes & Remote Key Pad
Prewire Overhead Door Sensors & Button
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 Bedroom
Flood Light in Front & Rear
Barn Lights on Garage
\$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 Conditioner

Luxury Master Suite

Adult Height Vanity w/ Granite Top & Rectangular Double Bowl Undermount Sink
Full Plate Glass Mirror
Oversized Ceramic Tile Walk-In Shower w/ 12" Granite Seat
Kohler Mariposa Tub
3/8" Glass Frameless Enclosure
(2) Shower Valves - One For Hand Held Shower on Slide Bar
Tray Ceiling in Master Bedroom
6-15/16" Crown Molding in Tray Ceiling
8" Wide Spread Moen Faucet Chrome Plumbing Fixtures & Bathroom Accessories
Chrome Fixtures & Bath 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

Kitchen & Breakfast Room

Subway Design Tile Backsplash
Under Cabinet Lighting
Center Island w/ Breakfast Bar
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating Wall Cabinets & Crown Molding
Soft Close Doors & Drawers
Quartz Counter Tops
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 Range ~ Over the Range Microwave Oven & Vent Combo
Garbage Disposal ~ Energy Efficient Dishwasher w/ Quiet Design
Water Line for Refrigerator
Large Walk-In Pantry w/ Custom Shelving
Dry Bar w/ Quartz Top Adjacent To Breakfast Room
24" Deep Refrigerator Cabinet w/ End Panel



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
9' Ceilings on First Floor
9' Foundation Walls w/ Damp Proofing
2x6 Treated Sill Plates

Interior Finish

Pre Finished Engineered 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 Door Handles (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 & Top of Stairs
Dead Bolts On All Keyed Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint
Painted Masonite Smooth 2-Panel Doors Throughout
5¼" "Upscale" Wood Base & 3¼" Casing on Doors
6 15/16" Crown Molding Throughout First Floor
Fiberglass Tub & Shower Unit in Shared & Lower Level Bath
Ceramic Tile Floors Set On Durock in All Baths and Laundry
Adult Height Vanity in Shared & Lower Level Bath
36" Direct Vent Gas Log Fireplace w/ Fan, Glass Front & Wood Mantle
Dining Room w/ Cased Opening & 6-15/16" Crown Molding

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
Cultured Marble Tops w/ Rectangular Bowls in Shared Bath

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Elongated Toilet
Adult Height Vanity
Quartz Vanity Top w/ Rectangular Bowl
8" Moen Widespread Faucet

Other

Backfill Garage With Rock
Garage Complete w/ Drywall & Paint
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry w/ Safety Pan Under Washer
Wire Shelving Over Washer & Dryer
In Wall Dryer Box
Cast Iron Address Plaque
Wrought Iron Mailbox
(1) 4040 Lookout Windows in Basement
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room
(2) 32x15 Slider Windows in Lower Level

Additional Upgrades Included

Pre Finished Engineered Floors on 2nd Floor Hall
w/ Matching Flush Oak Registers
Deep Fiberglass Tub w/ Ceramic Tile Walls in Shared Bath
(1) Additional GFI Outlets in Garage
Slide Bar Dimmer on Can Lights
One Level of Wainscoting in Dining Room
Mechanical HVAC Damper System