

YOU'LL LOVE LIFE IN A NEW PENTREX HOME!

963 Twin Pine ` Des Peres, 63131



- 5 Bedrooms
- 3.5 Bathrooms
- 2-Car Garage
- 1,946 Sq. Ft.
- Finished Lower Level w/ 995 Sq. Ft. Includes 4th and 5th Bedroom/Office, Full Bath & Family Room.
- 11' Ceilings in Kitchen, Family & Dining Room

Look Out Windows in Rear For Basement

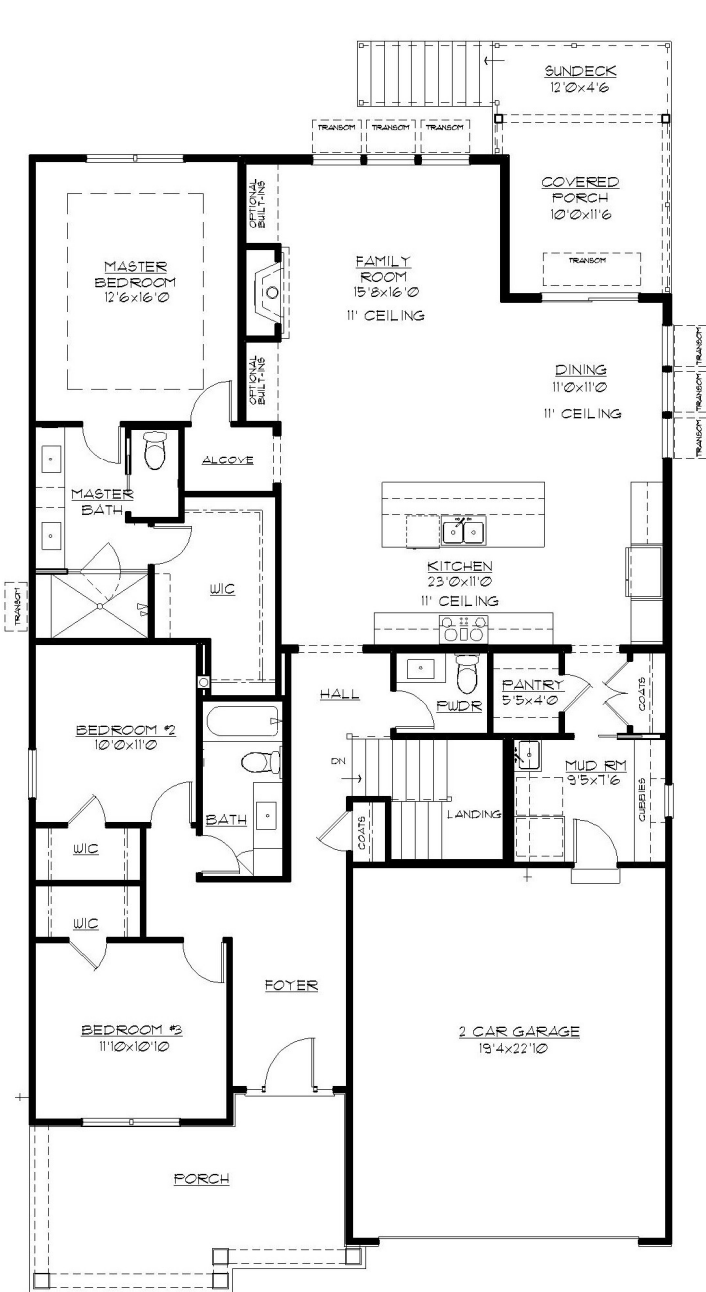
Kirkwood School District

Walk to Pioneer Park

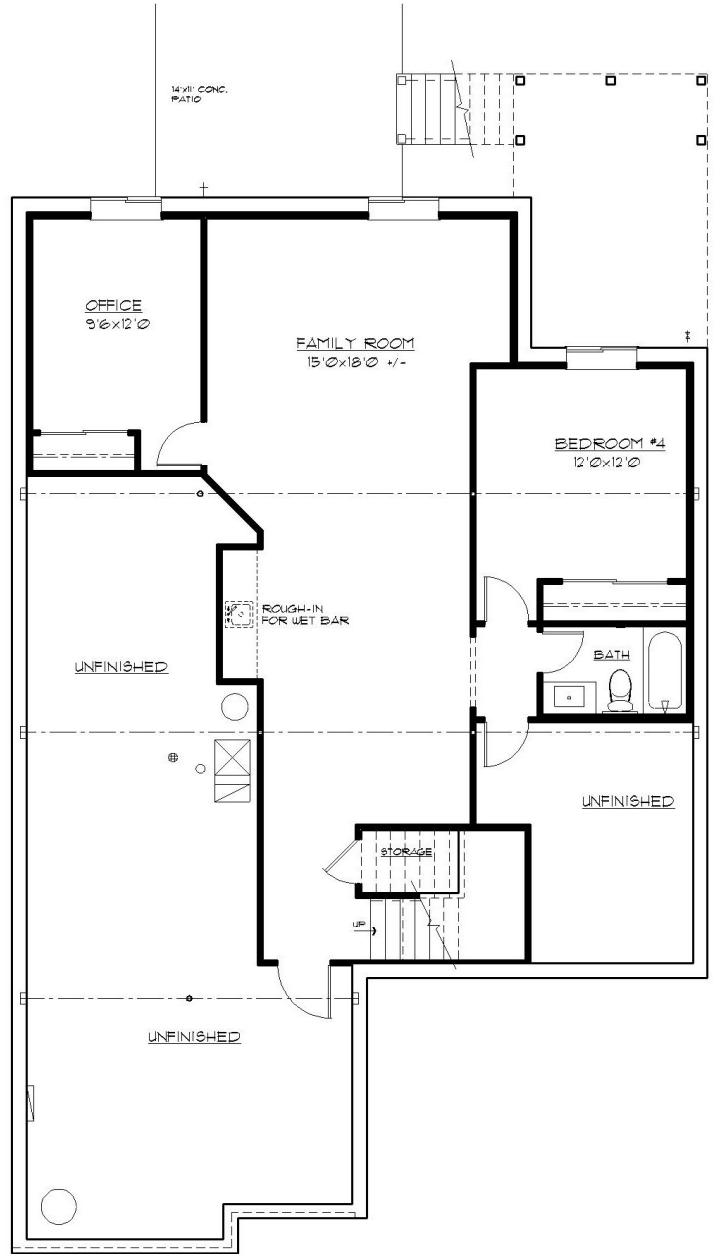
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FIRST FLOOR PLAN 1946 SQ. FT.



LOWER LEVEL PLAN 995 SQ. FT.

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Exterior Finish

30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roof Gables on Front Elevation
Enlarged Front Porch
4-1/2" Lap Vinyl Siding
Board & Batten Vinyl Siding in Front Gables
Transom Windows in Family Room, Dining Room & Kitchen
Centurion Stone Wainscoting on Front Elevation
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Oversized Downspouts & Gutters
Stained Mahogany Front Door w/ 2 Sidelights
Front Entry 2-Car Garage w/ Insulated Overhead Door
11' x 14' Covered Deck w/ Timbertech Deck & Railings
11' x 4'-6" Sun Deck w/ Stairs
Maintenance Free Permalite Columns

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (3) Phones (CAT5) & (7) Televisions
200 Amp Service
(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
Fan/Light Wiring in Family Room, All Bedrooms & Covered Porches
Ceiling Fan in Family Room, Covered Porch & Rear Covered Deck
Flood Light in Rear
Coach Lights on Garage
(2) GFI Outlets in Garage
USB Outlet in Kitchen
(2) USB Outlets in Master Bedroom
\$2,550 Lighting Allowance

Energy Package

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

Luxury Master Suite

Adult Height Vanity w/ Quartz Double Rectangular Bowl Sink
Ceramic Tile Walk-In Shower w/ Seat & 3/8" Glass Semi-Frameless Shower Door
1 Shower Head w/ Hand Held Diverter on Slide Bar
Tray Ceiling w/ 2 Rows of Crown Molding
Chrome Plumbing Fixtures & Bath Accessories
Oversized Water Lines to Shower Heads
Full Ceramic Tile Floors set on Durock
Large Walk-In Closet
Elongated Toilet
Privacy Door In Master Bath Toilet Room
Transom Window in Shower w/ Obscure Glass
8" Widespread Faucets

Kitchen & Breakfast Room

Ceramic Tile Backsplash - Subway Design w/ Under Cabinet Lighting
Oversized Center Island w/ Breakfast Bar
Stainless Single Handle Kitchen Faucet With Spray
Wood Cabinetry w/ Full Overlay
Crown Molding on All Cabinets
Quartz Counter Tops
Tilt Out Soap Tray 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, Garbage Disposal
Space Saver Microwave/Hood Combo
Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
Large Walk-In Pantry w/ Wire Shelving

Powder Room

8" Widespread Chrome Faucet, Vanity Hardware & Accessories
Adult Height Vanity w/ Cultured Marble Top
Elongated Toilet

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Framing

2x4 Interior Walls – 16” Center
2x12 Floor Joist - 16” Center
Tornado Screws 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
11’ Ceiling in Family Room, Dining Room & Kitchen

Interior Finish

Prefinished 3-1/4” Oak Floors on 1st Floor w/ matching Flush Oak Registers
Excludes Laundry, Bedrooms & Closets
Carpeting Stairs to Lower Level
Satin Nickel Lever Handles on Interior Doors
Wood Window Sills & Aprons w/ 3-1/4” Picture Frame Casing
Deluxe Vented Wire Shelving
Expansive Plate Glass Mirrors
Open Oak Rail w/ 1(1/4)” Square Baluster to 1st Floor
Dead Bolts On All Exterior Doors
Sand Finish Ceilings & Smooth Finish Walls w/ (2) Coats of Paint
Painted Masonite Smooth 2-Panel Doors Throughout
5/4” “Upscale” Wood Base & 3/4” Casing on Doors
6 15/16” Crown Molding in Kitchen, Dining & Family Room, Foyer & Hall to Bedrooms
Fiberglass Tub & Shower Unit in Hall & Lower Level Bath
Ceramic Tile Floors In Shared & Lower Level Bath Set On Durock
Adult Height Vanity w/ Cultured Marble Rectangular Bowl in Hall & L/L Bath
36” Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Wood Mantle &
w/ White Flush Marble Hearth & Surround
Cased Opening From Breakfast Room to Bedrooms
Custom Cubbies
Finished L/L w/ Family Room, Bedroom & Full Bath

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
Main Floor Laundry w/ Safety Pan

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
Cast Iron Address Plaque
Wrought Iron Mailbox
Look-Out Lot w/ (3) 4040 Windows
6’ Insulated Sliding Patio Door w/Screen
LVP Flooring in Lower Level

UPGRADES

Wall Cabinets in Laundry
ADA Toilet in Master Bath
Rough-In Vent & Drain in L/L for Future Wet Bar
1-Level of Craftsman Wainscoting in Foyer & Hallway
36” Upgraded Exhaust Hood
Advantium Double Oven w/ 30” Convection Oven In Cabinet
36” Gas Cooktop
Custom Shelving In Pantry
Double Oven Cabinet
Wall Mounted Laundry Sink
Office In Lower Level
Krauss KH100 Single Bowl Stainless Sink in Kitchen
Stub Out for Future BBQ
Cabinets on Back of Center Island
Oak Treads & Painted Risers to Lower Level
Deep Fiberglass Tub w/ Ceramic Tile Walls in Hall Bath
Additional Lighting Allowance
Custom Vanity w/ Quartz Top in Powder Room