



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



2955 Ozark Drive, 63122

~ Jefferson Model ~

2,209 Sq. Ft. 3-Car Front Entry Garage w/ 3 Bedrooms / 2.5 Baths

Optional 866 sq. ft. Finished Lower Level w/ Bedroom, Full Bath & Family Room, as shown

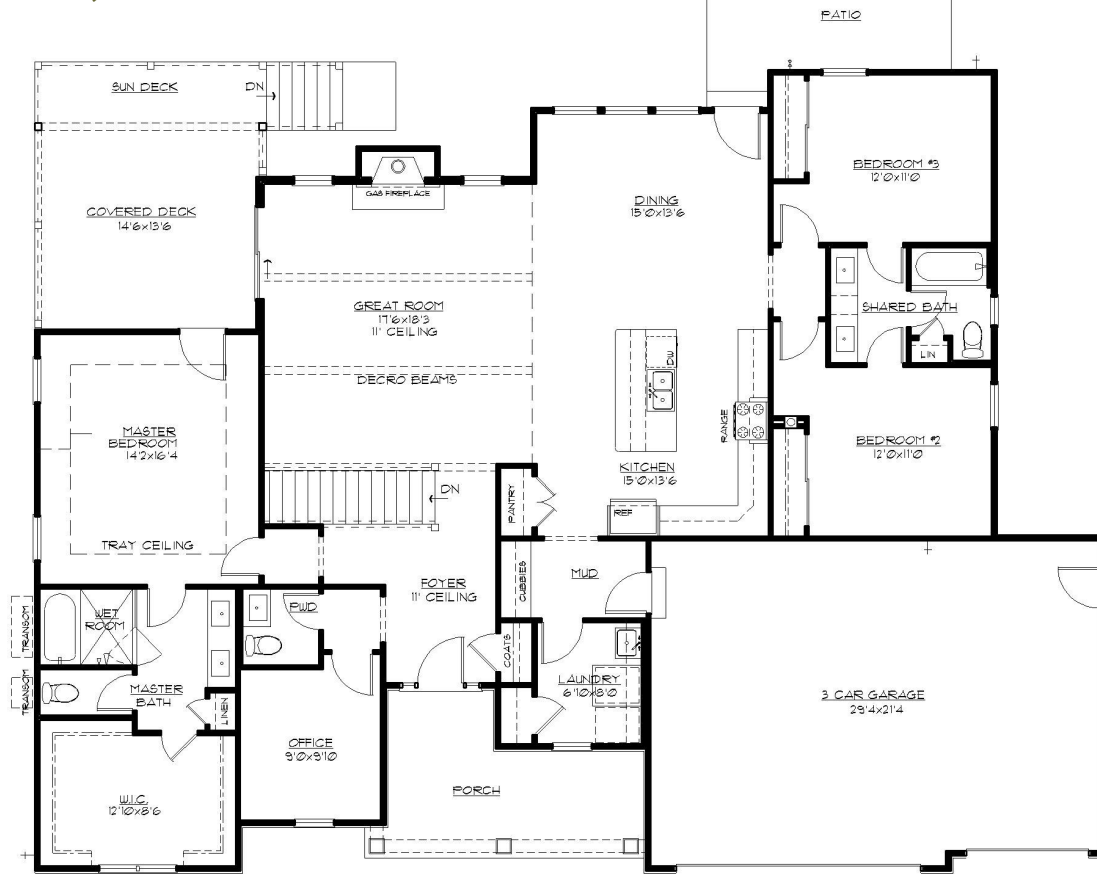
Parkway School District



Pentrex Development Corporation 11736 Lackland Industrial Drive St. Louis, MO 63146
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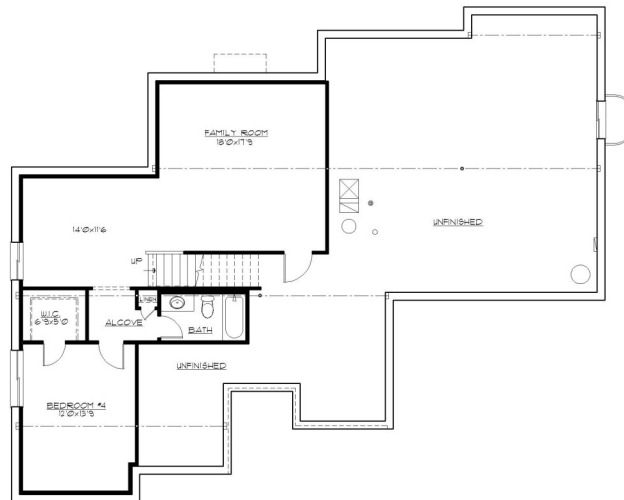
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Some photos may not be standard. Please refer to our Sale Brochure for a complete listing of Standard Features included on each home.

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FIRST FLOOR PLAN

2209 SF



FINISHED LOWER LEVEL PLAN

866 SF

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2955 Ozark Drive, 63122 ~ Standard Features

Exterior Finish

Vinyl Siding
Centurion Stone Front Elevation
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Downspouts & 6" Gutters w/ Screens
3-Car Front Entry Garage w/ Insulated Overhead Door
Wood Front Door w/ (2) 14" ½ Glass Sidelight
(3) Maintenance Free Columns on Front Porch
Full Glass Door off Dining Room w/ Integrated Blinds
14 1/2 x 13' Covered Porch off Great Room & Master Bedroom

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 Electrical Fixture Allowance
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (6) Televisions
200 Amp Service w/ 100 Amp Sub-Panel
(2) Exterior GFI Outlets (Front & Rear)
Wire & Install (2) Garage Door Opener w/ (1) 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
(1) Flood Light in Rear
Under Cabinet Lighting in Kitchen
(2) 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
(1) Shower Head w/ Handheld Shower
Tray Ceiling in Bedroom w/ 6-15/16" Crown Molding
Transom Window In Shower
Private Toilet Room w/ Transom Window
Door w/ Integrated Blinds to Covered Porch

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

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 Foyer
Gas Furnace
Full Bath Rough-In Lower Level

Other

Backfill Garage, Front & Rear Porch w/ Rock
Concrete Driveway & Private Walk
17.5 x 12' Concrete Patio
Sod Yard To Disturbed Areas
Cast Iron Address Plaque
Wrought Iron Mailbox
\$750 Landscape Allowance

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2955 Ozark Drive, 63122 ~ Standard Features

Interior Finish

3-1/4" Prefinished Wood Flooring in Foyer, Great Room, Office, 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
Separate Toilet & Tub 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) @ 1st Floor
Carpeted Stairs to Lower Level w/ Door at Bottom of Stairs
11' Ceiling in Foyer & Great Room
Transom Windows in Great Room

Additional Upgrades w/ This Home

Cubbies In Mud Room
(3) 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, Office, Dining Room, Hall & Foyer
Insulated Fiberglass Service Door w/ 1/2 Glass in Garage
Quartz Top w/ Rectangular Undermount Bowls in Master
Full Bath Rough-In in Lower Level
Post & Wood Spindles on Both Sides of Stairs @ 1st Floor
Gas Stub Out for Future BBQ Pit
\$1,200 Additional Lighting Allowance
7" Wood Engineered Flooring in Foyer, Great Room, Office, Kitchen, Dining Room,
Powder Room, Mud Room, Hallway to Master & Hallway to Bed #2 & #3 w/ Matching
Flush Floor Registers
Black Hinges & Hardware
Black Vinyl Windows Inside & Out
Black Cabinet Hardware
Black Kitchen Faucet
Safety Pan Under Washer
2-Panel Square Interior Doors
Additional Sound Batting on West Wall w/ Sound Proofing Windows
Oasis Geneva Tub in Master Shower "Wet Room"
Fypon Beam Ceiling in Great Room
Under Ground Electrical Service
Quartz Tops in Kitchen, Powder & Master Bath
Rectangular Undermount Bowls in Shared Bath

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