

**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**

11736 Lackland Industrial Drive ` St. Louis, MO 63146

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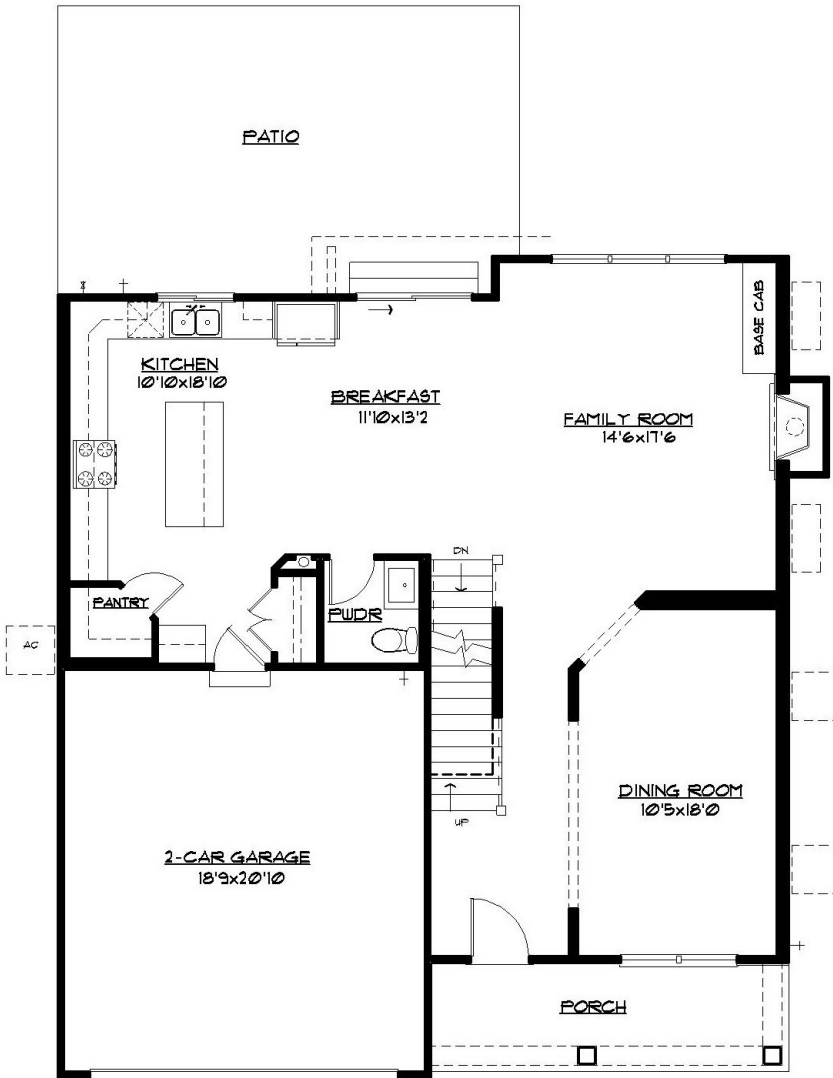
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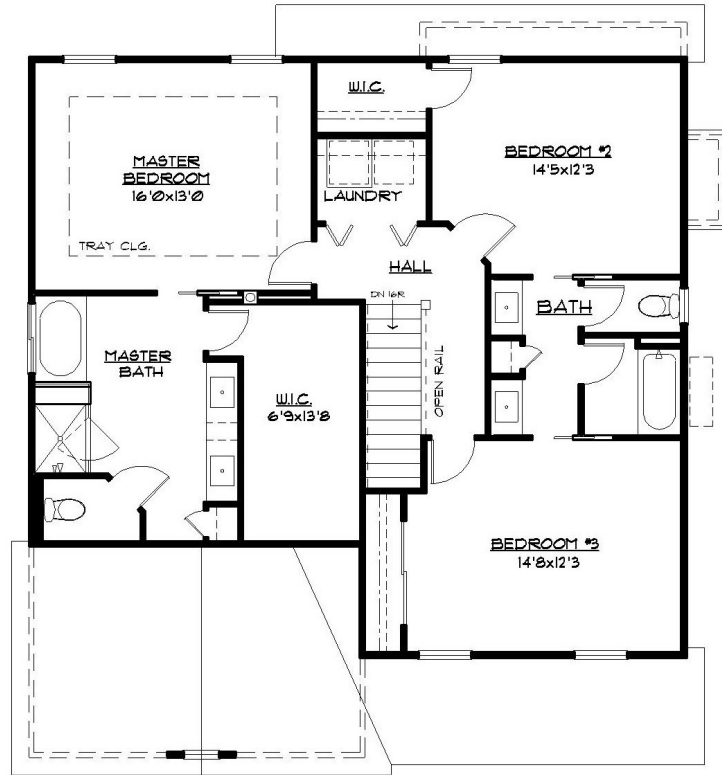
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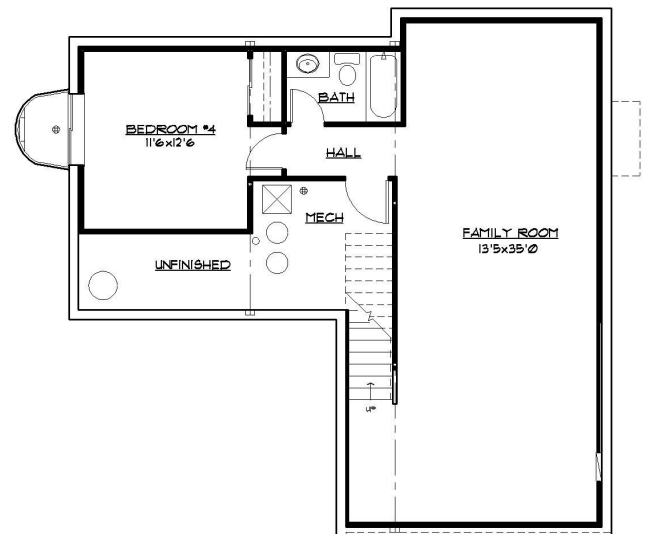
**FIRST FLOOR PLAN**

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  
80% AFUE Gas Furnace & Digital Setback Thermostat  
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**

(1) 75-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  
Wire Shelving Over Washer & Dryer  
In Wall Dryer Box  
Cast Iron Address Plaque  
Wrought Iron Mailbox  
(3) 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**

Wood 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