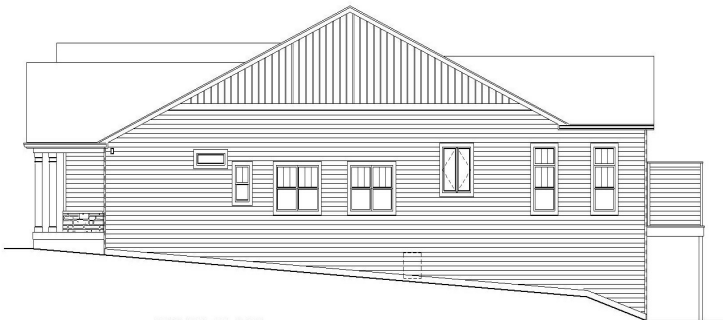


YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



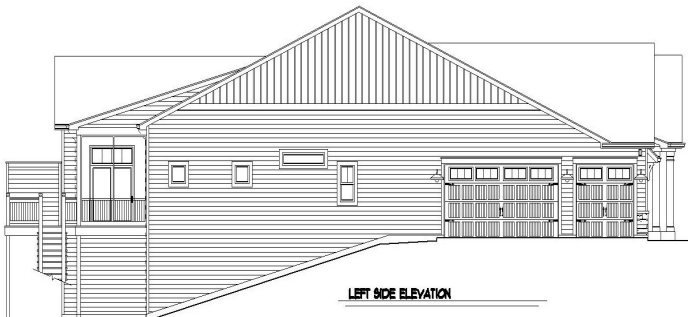
**526 Foote Avenue ~ Webster Groves, 63119**

- Ranch home
- 5 Bedrooms
- 3.5 Bathrooms
- 3-Car Side Entry Garage
- 4,531 Total Sq. Ft.
- 2,988 Sq. Ft. 1st Floor
- Finished Lower Level w/1,543 Sq. Ft. Includes 4th & 5th Bedroom (Office), Full Bath, Family Room, and Workout Room
- Very Large 101' x 379' Lot
- Full Walk-Out Lot
- Large Screened In Back Porch



RIGHT SIDE ELEVATION

**Webster Groves School District**

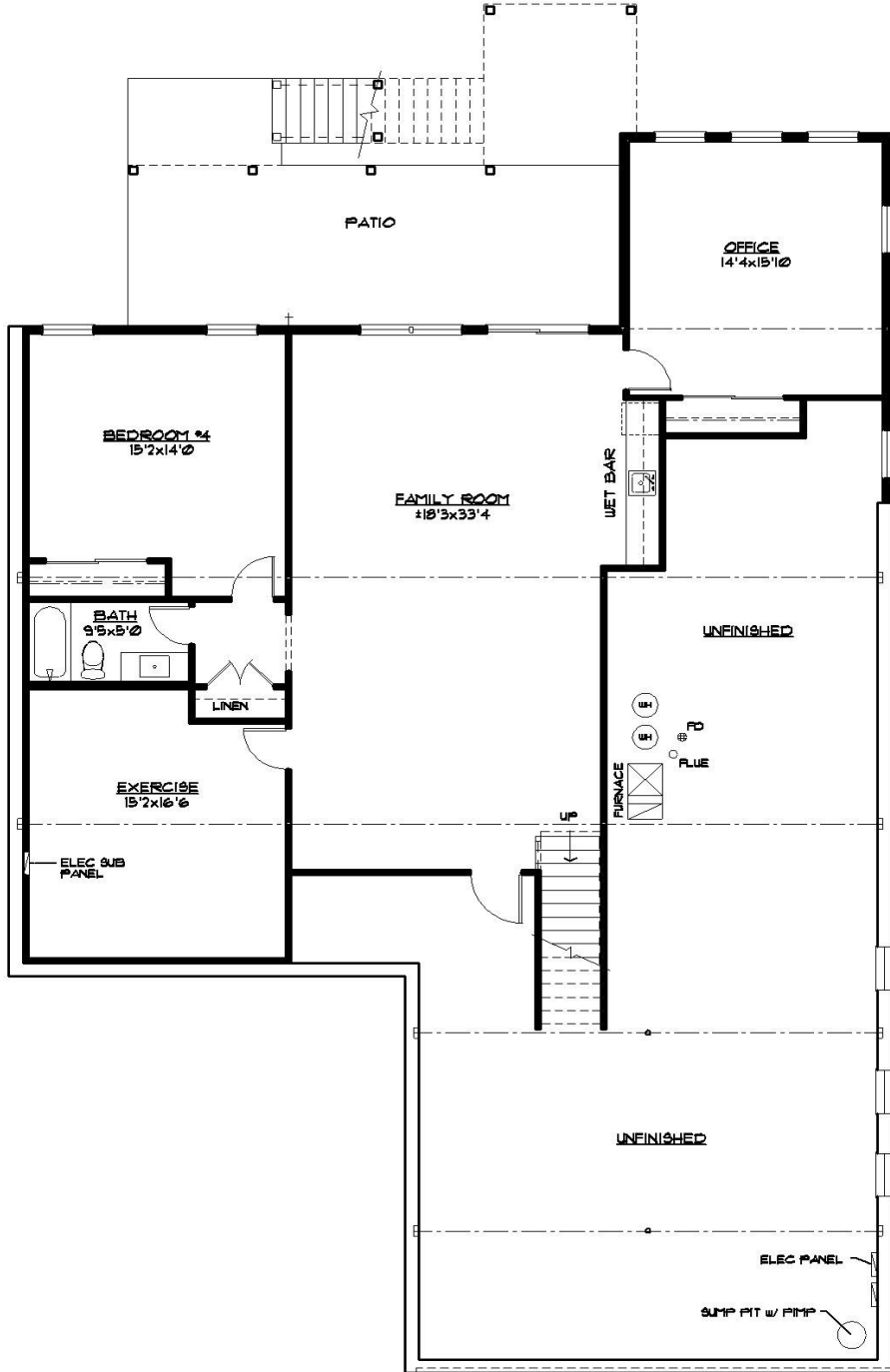


LEFT SIDE ELEVATION

11736 Lackland Industrial Drive  
 St. Louis, MO 63146  
 E-mail: [pentrex@pentrexdev.com](mailto:pentrex@pentrexdev.com)  
 (314) 993-8006 [www.pentrexdev.com](http://www.pentrexdev.com)



526 Foote Avenue ~ Webster Groves, 63119



LOWER LEVEL PLAN

1543 SF



## 526 Foote Avenue ~ Webster Groves, 63119

### Exterior Finish

Enlarged Front Porch  
LP Smartside Prefinished Siding  
LP Smartside Solid Board & Batten In Gables  
Centurion Stone Front Elevation  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished 5" Downspouts & 6" Gutters w/ Screens  
Maintenance Free Fypon Shutters  
3-Car Side Entry Oversized Garage w/ 8' Tall Doors  
8' Insulated Mahogany Front Door w/ (2) 14" 1/4 Glass Sidelights  
(5) Maintenance Free Columns on Front Porch  
29' x 10' Covered Deck w/ Stairs off Great Room & Master  
Using Cedar Deck Material & Treated Under Carriage  
9' x 10' Sun Deck

### Electrical

Exhaust Fans In All Baths  
(1) Can Light at Kitchen Sink  
Front Door Chime  
Inter-Connected Smoke Detectors w/ Battery Back-Up  
\$2,000 Electrical Fixture Allowance  
Electric Dryer Hook-Up  
Pre-Wire for (2) Phones (CAT5) & (8) Televisions  
200 Amp Service w/ 100 Amp Subpanel  
(6) Exterior GFI Outlets (Front & Rear)  
Wire & Install (2) Garage Door Openers 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  
(2) Flood Lights in Rear & (1) In Front  
Under Cabinet Lighting in Kitchen  
(2) Coach Lights at Garage  
Can Lights in Great Room, Kitchen, Dining Room & Foyer  
USB Outlet in Kitchen & 2 in Master Bedroom  
(2) Pendant Lights over Center Island

### Energy Package

Double-Glazed White Low E , Argon Gas Single Hung Vinyl Windows w/ Tilt in Lower Sash & Screens  
R-49 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  
Upgraded Insulated Craftsman Style Overhead Garage Door  
Foam Sprayed Band Board  
R-2.2 Sound Absorbing Vinyl Siding

### Luxury Master Suite

Adult Height Vanity  
Double Bowl Sink w/ Granite Top  
Ceramic Tile Shower Walls, Base & Seat  
3/8" Clear Glass Shower Partition  
Walk-In Closet w/ Wire Shelving  
Full Ceramic Tile Floors set on Durock in Bath  
(2) Shower Heads w/ (1) Handheld  
3-Level Tray Ceiling in Bedroom w/ 6-15/16" Crown Molding  
Transom Window In Shower w/ Obscure Glass  
Private Toilet Room w/ Obscured Glass Window  
Elongated ADA Toilet  
Sound Batts Between Master Bedroom Wall & Great Room  
Full Glass Door & Blinds in Glass Leading to Rear Covered Deck

### Kitchen & Breakfast Room

Ceramic Tile Backsplash  
Chrome Single Handle Kitchen Faucet w/ Spray  
Shaker Style Cabinets w/ Alternating 42" Wall Cabinets & Crown Molding  
Lazy Susan  
Walk-In Pantry w/ Wire Shelving  
24" Deep Refrigerator Wall 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  
Water Line to Refrigerator  
Garbage Disposal  
Cabinet Bump Out at Kitchen Sink w/ Fluted Trim

### Framing

2x4 Interior Walls – 16" Center  
2x12 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  
11' Ceilings on First Floor in Foyer, Great Room, Kitchen & Dining Room  
9' Ceilings in Remainder of 1st Floor  
9' Foundation Walls with Damp-Proofing  
Ridge Vents for Roof Ventilation



## 526 Foote Avenue ~ Webster Groves, 63119

### Interior Finish

3-1/4" Prefinished Wood Flooring in Foyer, Great Room, 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/ Cultured Marble Top in Shared Bath  
Fiberglass Tub & Shower 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 Floor  
42" Direct Vent Fireplace w/ Gas Logs, Wood Mantle, Fan, Marble Hearth & Surround  
Garage Completely Dry Walled & Painted  
1/2 Wall w/ Wood Cap @ L/L Stairs  
Carpeted Stairs to Lower Level w/ Door at Bottom of Stairs  
Transom Windows in Great Room & Dining Room  
Entertainment Cabinets w/ Granite Tops on Sides of Fireplace

### 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 Kitchen  
Stub Out Gas Line for Future BBQ  
Laundry Sink in Base Cabinet in Laundry

### Other

Backfill Garage, Front & Rear Porch w/ Rock  
Concrete Driveway & Private Walk  
24' x 10' Concrete Patio under Covered Deck  
Fully Sodded Lawn To Disturbed Areas  
Cast Iron Address Plaque  
Wrought Iron Mailbox  
\$1,500 Landscape Allowance  
Concrete Walkway from Deck Stairs  
Stairs to Concrete Patio Off Deck  
Wet Bar on 1st Floor & Lower Level w/:  
Wall Cabinets, Under Cabinet Lighting, Glass Inserts,  
Granite Top, 4" Backsplash, Stainless Steel Sink & Opening for  
Future Beverage Center.

### Additional Upgrades w/ This Home

Cubbies In Mud Room  
Walk-Out Lower Level  
Pull Out Trays in Cabinets Throughout Kitchen  
Deco-Ends on Kitchen Cabinets

### Additional Upgrades w/ This Home (Continued)

Cabinets on Back of Center Island w/ Oversized Top For Additional Seating  
Upgrade to Quartz Tops In Kitchen, Entertainment Cabinets, Master, Shared Bath & L/L Wet Bar  
6-15/16" Crown Molding in Breakfast Room, Great & Dining Room, Laundry & Foyer to Great Room.  
Rectangular Undermount Bowls in Master & Shared Bath  
Extra Deep Fiberglass Tub Unit w/ Ceramic Tile Walls in Shared Bath  
Custom Vanity for Powder Room  
Oak Post & Black Iron Spindles on 1st Floor Stairs  
Finished Lower Level w/:  
Bedroom, Full Bath, Family Room, & 5th Bedroom/Office  
Custom Shelving in Master Closet & Pantry  
Sound Batts in the Following:  
Powder Room  
Ceiling of Bedroom #4  
Walls & Ceiling of Lower Level Office  
Stained Pine T&G Ceiling on Front & Back Porches  
Krauss #KH100 Stainless Steel Sink in Kitchen  
Ceiling Fan on Front Porch  
(6) Can Lights on Front Porch  
Picture Frame w/ 3-1/4" Casing on All 1st Floor Window  
Quartz Top in Shared Bath  
Upgraded Interior Doors to Winslow Shake Style  
Oak Treads, Pine Risers w/ Exposed Treads to Lower Level  
Upgraded Appliances including:  
48" Dual Fuel Range w/ Gas Cooktop & Electric Double Oven  
48" Exhaust Hood  
Built-In Microwave  
Craftsman Wainscoting Foyer to Great Room  
"Addison" Wood Shelf Mantle  
Separate Remote for Fireplace  
Upgraded Decking, Stairs, Railing & Spindles to TimberTech  
Wood Box Beam Ceiling in Great Room  
Ceiling Mounted Speakers in Great Room, Master Bedroom, Front & Rear Porches  
Craftsman Pediment Openings at Foyer to Great Room  
Job Finish Hardwood Flooring in Master Bedroom, Master Closet & Hallway  
Job Finish Hardwood Flooring in Bedrooms 2 & 3  
Job Finish Hardwood Flooring Throughout the House  
In Lieu of Prefinished Wood  
(3) Barn Lights Over Garage Doors  
Black Vinyl Interior/Exterior Windows  
Separate Toilet & Tub Area in Shared Bath w/ Transom Windows  
Screened In Porch w/ Privacy Wall on Rear Porch  
Lawn & Landscaping Irrigation System  
Drop in Tub in Master Bath Wet Room  
\$8,500 42" Refrigerator Allowance  
(2) 40-Gallon Gas Hot Water Heaters  
Built-In Ironing Center in Master Closet  
Wedi Shelf in Master Shower  
(2) Wi-Fi Boosters  
Wet Bar on 1st Floor Includes Beverage Center Crown on Cabinets, Stem Holder, Glass Doors, & Quartz Top w/ 4" Backsplash  
Wet Bar in Lower Level Includes Beverage Center Crown on Cabinets, Stem Holder, Glass Doors, & Quartz Top w/ 4" Backsplash  
Electrical Car Charging Outlet  
Zoned HVAC  
(2) 92% Efficient Gas Furnace, 13.4 SEER2 A/C  
Honeywell F100 Media Filter  
Glass Transom Wall Cabinet w/ Lighting in Kitchen  
L/L Workout Room w/ Mirrored Wall  
Pot Filler at Range