



YOU'LL LOVE LIFE IN A NEW PENTREX HOME!

336 Hillside Avenue ~ Webster Groves



2-Story Total Finish - 3,510 sq. ft.

- 5 Bedrooms
- 4.5 Bathrooms
- 2-Car Side Entry Garage
- Walk-Out Lower Level
- Screened Porch off 2nd Floor Master Bedroom
- Covered Porch off Breakfast Room
- 2,750 Sq. Ft.
- Finished Lower Level w/ 760 Sq. Ft.
Includes 5th Bedroom, Full Bath & Family Room.

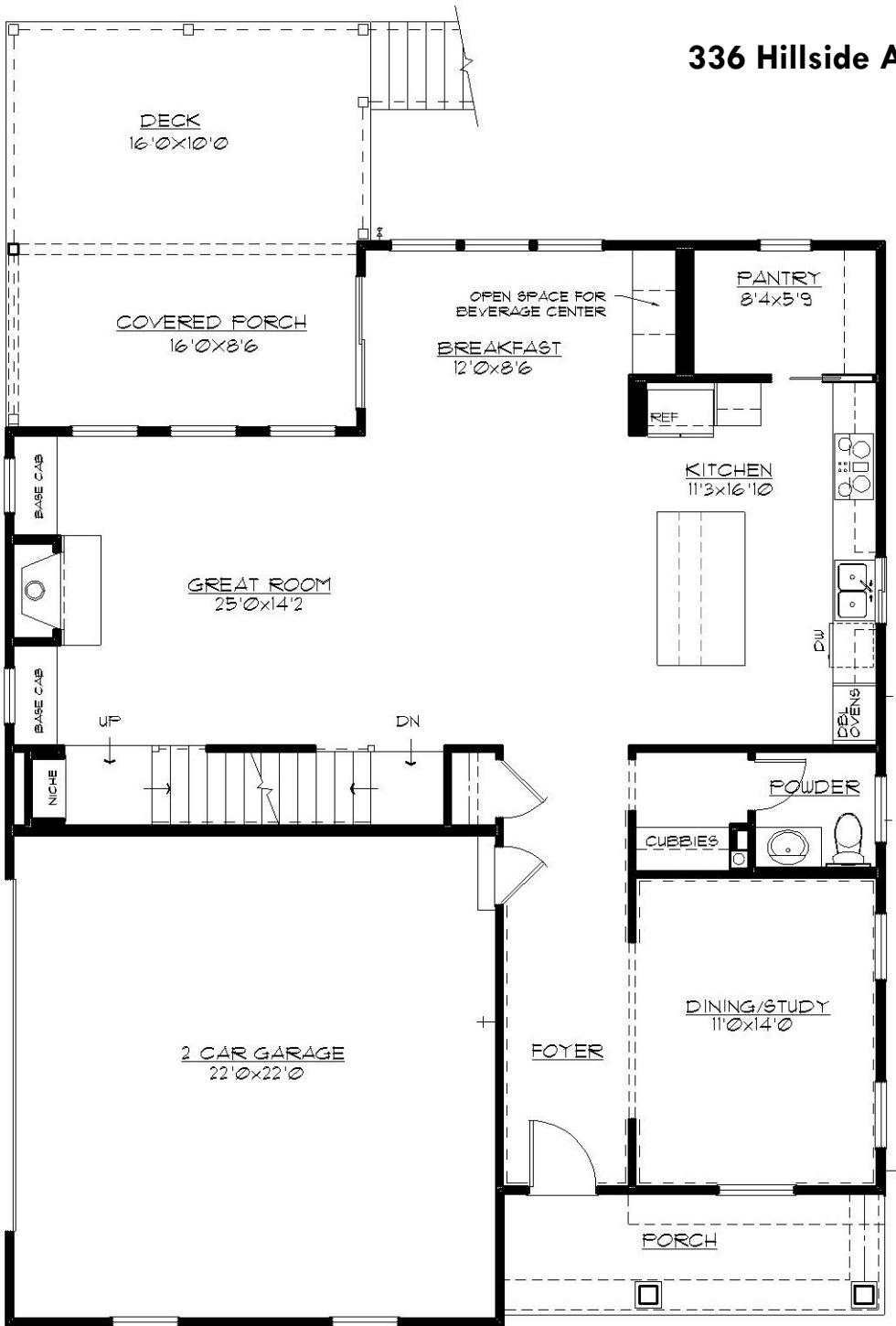


**Webster School District
Backs to Barbre Park**

11736 Lackland Industrial Drive ` St. Louis, MO 63146
 E-mail: pentrex@pentrexdev.com
 Phone: 314.993.8006 Fax: 314.993.8007
www.pentrexdev.com

Pentrex Development and its affiliated companies reserve the right to make changes to floor plans, including, but not limited to, location of doors, windows and front elevations. Room dimensions are approximate and may vary slightly when constructed. All plans including floor plans are the exclusive property of Pentrex Development and its affiliates. Any reproduction of these plans is strictly prohibited and will be met with legal action. Some photos may not be standard. Please refer to our Sale Brochure for a complete listing of Standard Features included on each home.

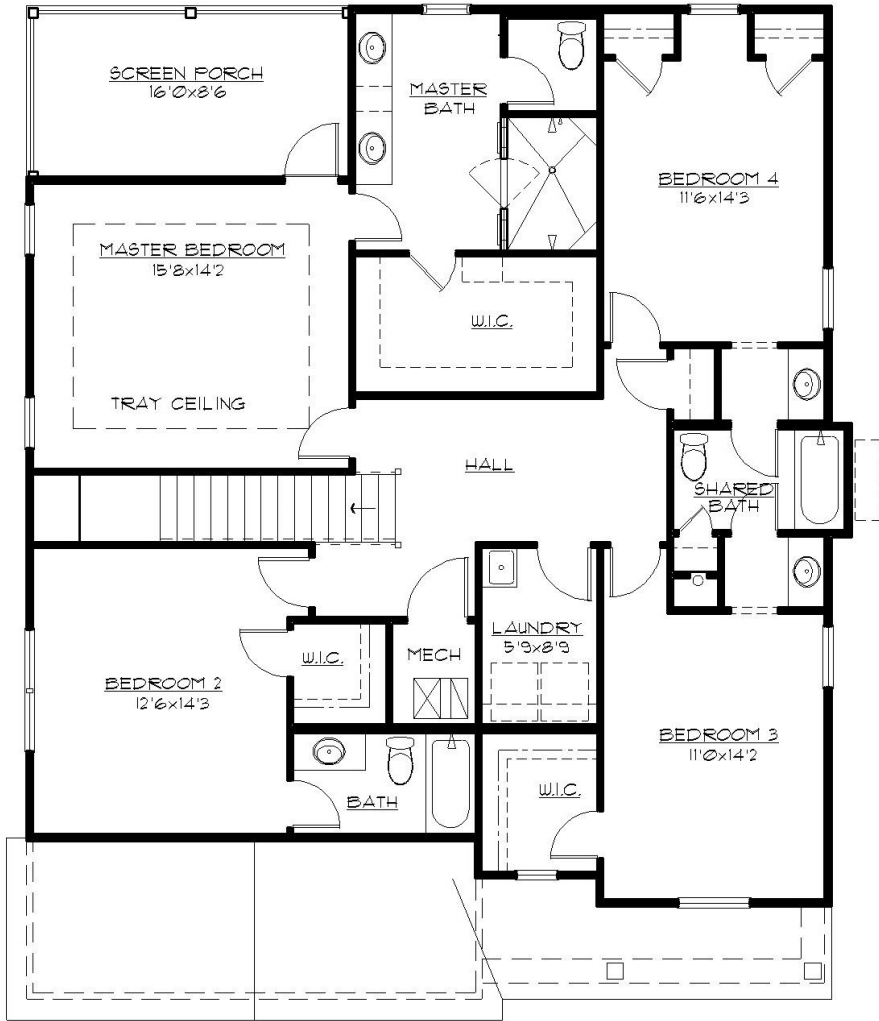
336 Hillside Avenue ~ Webster Groves



FIRST FLOOR PLAN

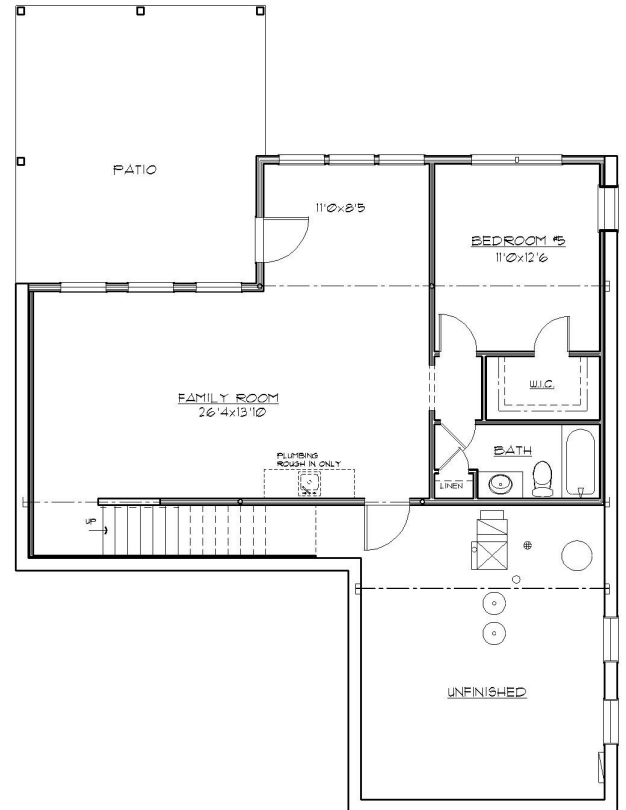
1237 SF

336 Hillside Avenue ~ Webster Groves



SECOND FLOOR PLAN

1513 SF



LOWER LEVEL PLAN

760 SF



Exterior Finish

Craftsman Style Front Elevation w/ Hip Roof
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
Pre-Finished Oversized Downspouts & Gutters
Stained Mahogany Craftsman Front Door
2-Car Oversized Side Entry Garage
8' x 16' Insulated Carriage Style Garage Door
Split Shake Vinyl Shingles in Front Gables
16' x 8-6" Covered Porch off 1st Floor Breakfast Room w/ Stairs
Maintenance Free Columns & Bases

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen, Foyer, Great 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) & (8) 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)
Fan/Light Wiring on Porches
Ceiling Fan in Family Room & Master Bedroom
Flood Light in Rear
Coach Lights on Garage (No Fixture)
\$2,000 Lighting Allowance

Energy Package

Black Exterior w/ White Interior Double-Glazed Low E w/ Argon Gas
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

336 Hillside Avenue ~ Webster Groves

Luxury Master Suite

Adult Height Vanity w/ Quartz Top & Rectangular Double Bowl Undermount Sink
Full Plate Glass Mirror
Oversized Ceramic Tile Walk-In Shower w/ 12" Granite Seat
3/8" Glass Frameless Enclosure
(2) Shower Valves - One For Hand Held Shower on Slide Bar
Tray Ceiling w/ Ceiling Fan in Master Bedroom
6-15/16" Crown Molding in Tray Ceiling
Chrome Plumbing Fixtures & Bathroom Accessories
Oversized Water Lines to Shower Heads
Full Ceramic Tile Floors set on Durock
Large Walk-In Closet w/ Custom Shelving
Elongated Toilet
Privacy Door In Master Bath Toilet Room
Door w/ Built-In Blinds to Covered Screened Deck
16' x 8-6" Covered Screened Deck

Kitchen & Breakfast Room

Subway Design Tile Backsplash
Under Cabinet Lighting
Oversized Center Island w/ Breakfast Bar w/ Cabinets on Back of Island
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets & Crown Molding
Soft Close Doors & Drawers
Quartz Counter Tops
Tilt Out Soap Trays 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" Gas Cooktop ~ Advantium Microwave Oven ~ Convection Oven
Exhaust Hood ~ Garbage Disposal ~ Energy Efficient Dishwasher
w/ Quiet Design Sound Package
Double Oven Cabinet
Water Line for Refrigerator
Large Walk-In Pantry w/ Wire Shelving
Dry Bar w/ Quartz Top w/ Opening for Wine Cooler @ 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 3-1/4" Solid Oak Floors on 1st Floor
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 "Winslow" Doors Throughout w/ (3) Hinges
5/4" "Upscale" Wood Base & 3/4" Casing on Doors
6 15/16" Crown Molding Throughout First Floor
Fiberglass Tub & Shower Unit in Private & Lower Level Bath
Ceramic Tile Floors Set On Durock in All Baths and Laundry
Deep Fiberglass Tub w/ Transom Window Above & Ceramic Tile Walls In Shared Bath
Adult Height Vanity in Shared, Private & Lower Level Bath
36" Direct Vent Gas Log Fireplace
w/ Fans, Glass Front, Black Marble & Wood Mantle
Dining Room w/ Cased Opening
Entertainment Cabinets on Side of Fireplace w/ Quartz Tops
Craftsman Wainscoting in Foyer, Dining Room & Hallway to Kitchen
Hand Built Cubbies
Craftsman Pediment Both Sides of Dining Room & Foyer Side of Cubbie Opening

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

336 Hillside Avenue ~ Webster Groves

Powder Room

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

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
Finished Lower Level w/ Bedroom, Full Bath & Family Room

Additional Upgrades Included

Job Finish 5-1/2" Solid 3/4" White Oak Floor on 1st Floor & 2nd Floor Hall
Oak Treads & Handrail To Lower Level
1st Floor Windows Wrapped w/ 3-1/4" Wood Casing, Wood Sill & Apron
(2) Additional GFI Outlets in Garage
KWIKSET Iron Black Handles & Hinges on Interior Door
Upgraded Kitchen Sink to Krauss KH100-32
Screened Porch off 2nd Floor Master Bedroom
Upgrade Deck Material to Timbertech
Custom Shelving in Pantry - 1 Side Only
Retaining Walls As Shown on Plot Plan
Wet Bar Rough-In in Lower Level
Additional Lighting Allowance
Wall Mounted Laundry Sink in Laundry Room