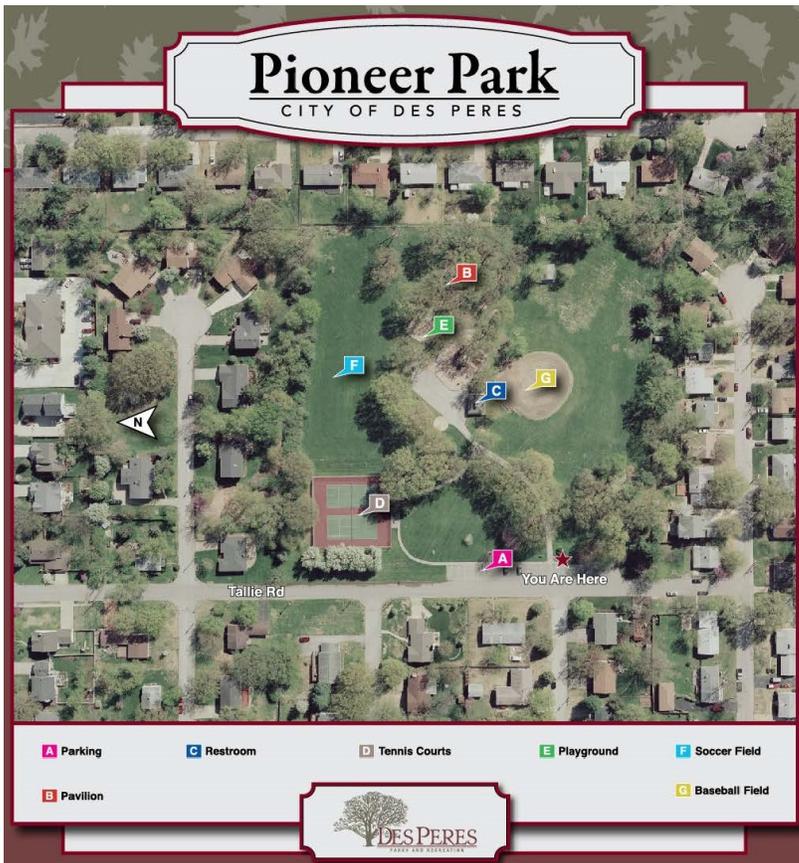




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



1000 Nana Lane ~ Des Peres 63131



1.5 Story w/ 1st Floor Master
Total Finish - 3,688 sq. ft.

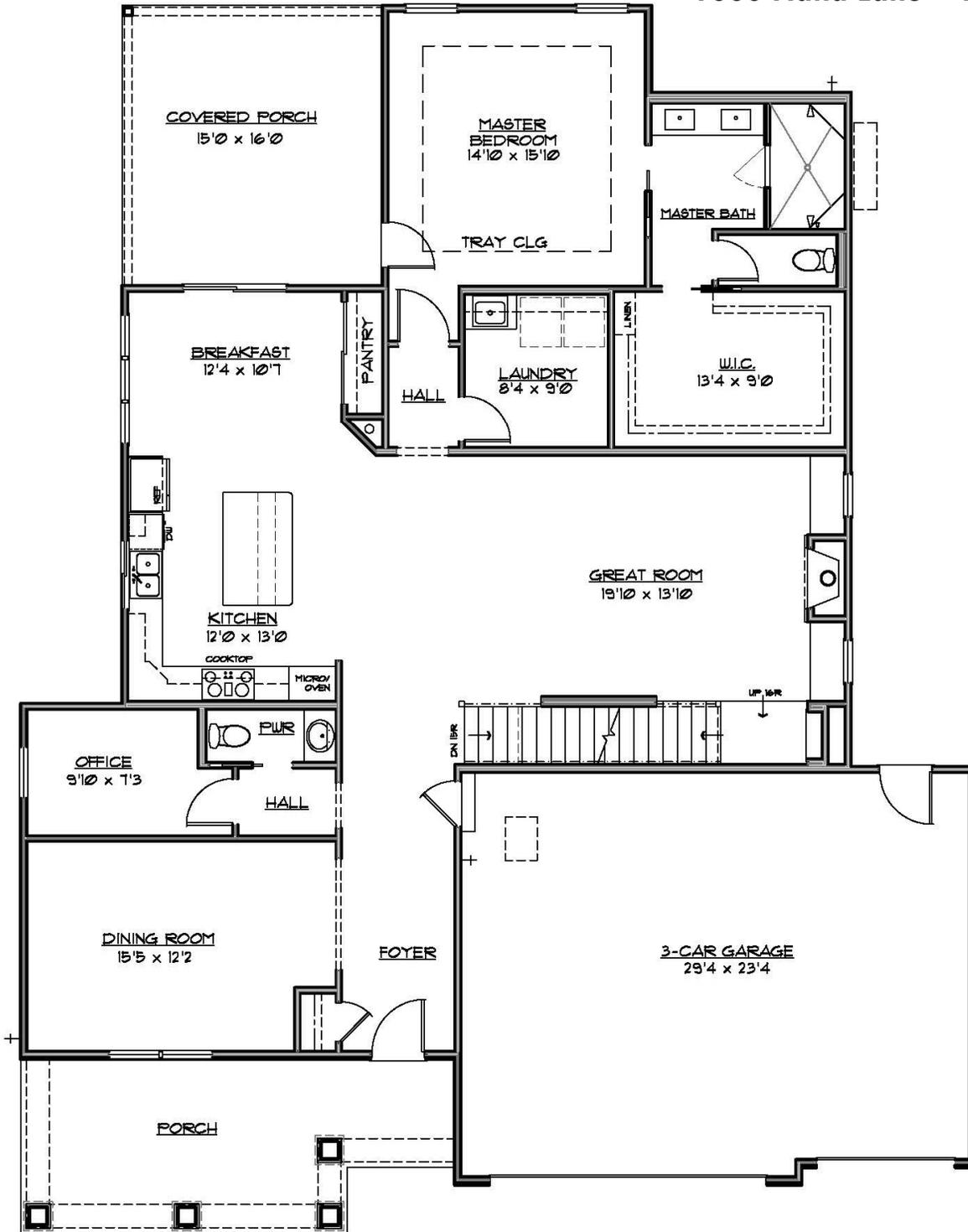
- 5 Bedrooms
 - 3.5 Bathrooms
 - 3-Car Front Entry Garage
 - 2,745 Sq. Ft.
 - Finished Lower Level w/942 Sq. Ft.
- Includes 4th & 5th Bedroom, Full Bath & Family Room.

Kirkwood School District
Walk to Pioneer 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

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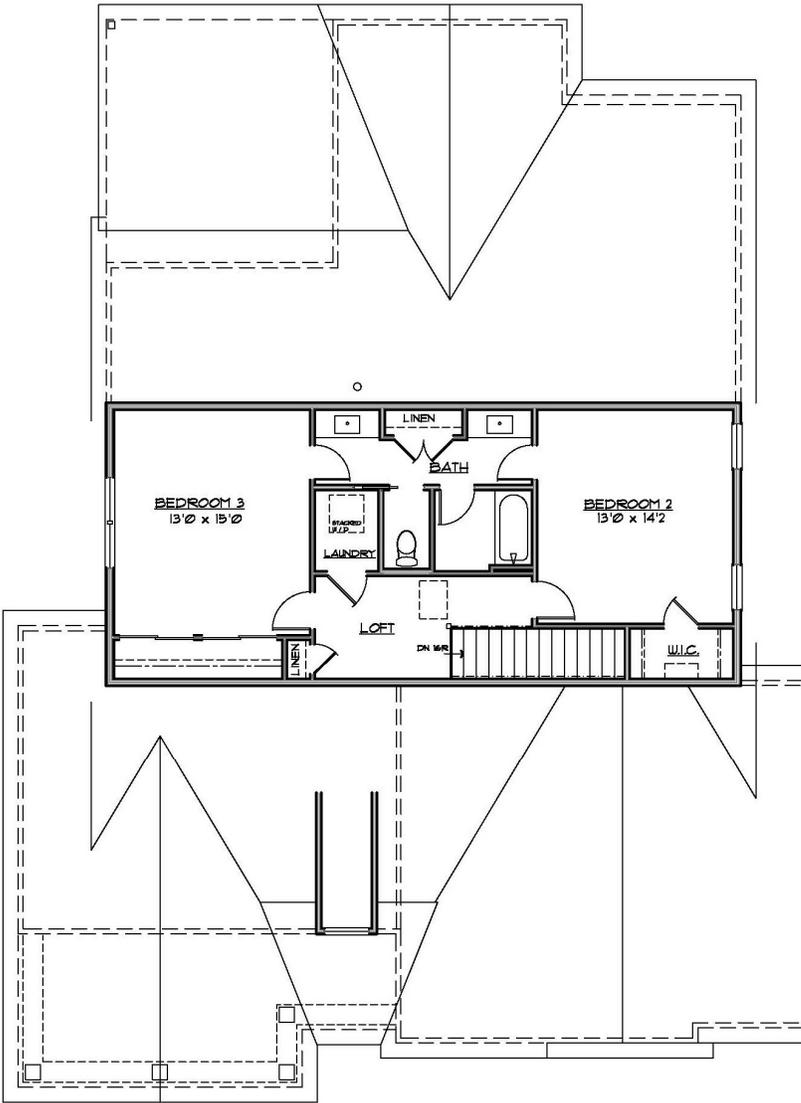
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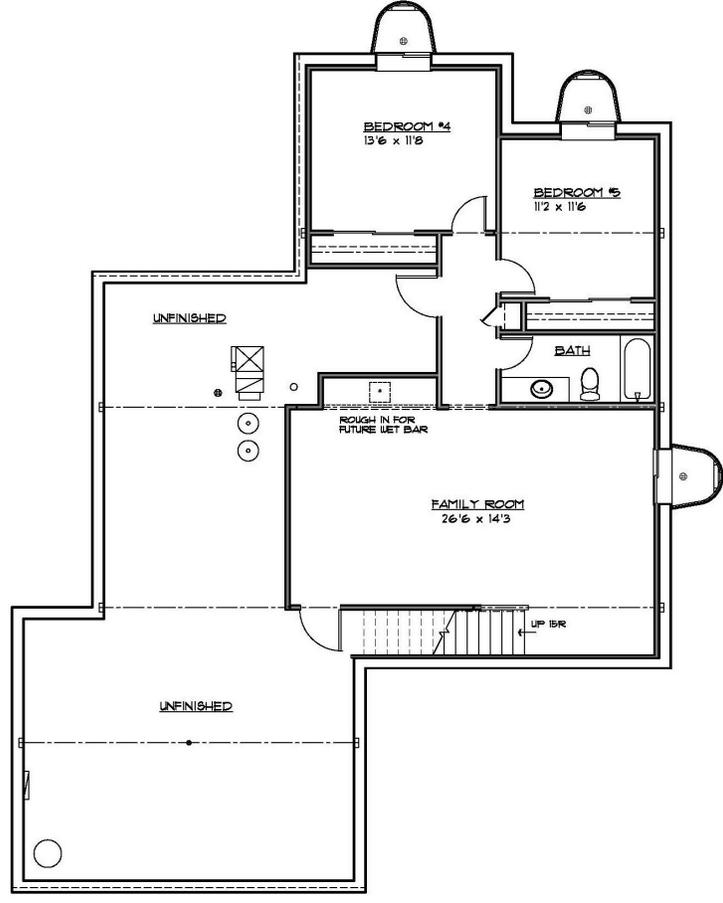
FIRST FLOOR PLAN

1997 of

1000 Nana Lane ~ Des Peres 63131



SECOND FLOOR PLAN 748 sf



FINISHED LOWER LEVEL PLAN 942 sf

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Exterior Finish

Craftsman Style Front Elevation w/ Centurion Stone
Centurion Stone Pedestals w/ Craftsman Columnns
30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roofs on Front Elevation
4" Lap Vinyl Siding
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Downspouts & Gutters
Stained Mahogany Craftsman Front Door w/ Shelf & Glass Insert
3-Car Front Entry Garage w/ Carriage Style Insulated Overhead Doors
Vinyl Shake in Front Gables
Gabled Dormer on Front Elevation w/ Fypon Decorative Louvers
18' 9" x 10' Enlarged Front Porch
16' x 15" Enlarged Rear Porch

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen
Front Door Chime
Inter-Connected Smoke Detectors (Battery Back-Up)
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (7) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
Garage Door Opener w/ (2) Remotes & Remote Key Pad
Garage Door Opener w/ Remote for 3rd Garage Bay
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
Flood Lights in Rear
Coach Lights on Garage (No Fixture)
\$2,600 Lighting Allowance

Energy Package

White Double-Glazed Low E Vinyl Argon Gas Tilt-In Lower Sash Windows
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation - 1st Floor
Kraft Faced R-19 Wall Insulation - 2nd Floor
Batts in Basement Along Band Boards
Zip System Exterior Sheeting
Roof Ridge Vents
80% AFUE Gas Furnace w/ 2-Zone System w/ (2) Digital Setback Thermostat
Energy Efficient 13.0 Seer Air Conditioner
Sound Batt Underneath Master Suite

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Luxury Master Suite

Adult Height Vanity w/ Quartz Rectangular Double Bowl Undermount Top
Oversized Ceramic Tile Walk-In Shower w/ Corner Niche & Cultured Marble Base
3/8" Glass Frameless Enclosure w/ Shower Door
(2) Shower Heads w/ (1) Hand Held Shower Diverter 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/ Wire Shelving
Elongated Toilet
Privacy Door To Master Bath Toilet Room
Covered Porch w/ Full Glass Door & Integrated Blinds off Master Bedroom
Plate Glass Mirror in Bath

Kitchen & Breakfast Room

Ceramic Tile Backsplash - Subway Design
Under Cabinet Lighting
Center Island w/ Breakfast Bar & 12" Cabinets on Back of Island
Chrome Single Handle Kitchen Faucet w/ Spray
Full Overlay Wood Cabinetry w/ alternating 36" & 42" Wall Cabinets
Crown Molding on Cabinets
Quartz Counter Tops
Tilt Out Soap Trays at Kitchen Sink
Soap Dispenser at Kitchen Sink
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink
Stainless Steel G.E. Appliances to include the following:
 30" Free-Standing Gas Convection Range
 Microwave/Exhaust Combo, Garbage Disposal
 Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
24" Deep Refrigerator Cabinet

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Plate Glass Mirror
Elongated Toilet
Adult Height Vanity
Quartz Vanity Top

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
1st Floor Laundry

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Framing

2x4 Interior Walls – 16" Center
2x6 Exterior Walls – 16" Center (2nd Floor)
2x10 Floor Joist—16" Center
Tornado Straps On All Trusses
Advantech Subfloors Glued & Nailed (1st Floor)
Durastrand Subfloor Glued & Nailed (2nd Floor)
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls w/ Damp-Proofing
2x6 Treated Sill Plates

Interior Finish

Pre Finish 3-1/4" Oak Floors on 1st Floor
w/ matching Flush Oak Registers (Excludes Laundry, Master Bedroom & Closet)
Wall to Wall Carpeting 2nd Floor Hall & Bedrooms
Carpeted Stairs to Lower Level
LVP Flooring in Lower Level
Satin Nickel Lever Handle Door Knobs (where applicable)
Wood Window Sills & Aprons
Deluxe Vented Wire Shelving
Oak Treads, handrail w/ 1-1/4" Square Balusters to 2nd Floor
Dead Bolts On All Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls w/ 2 Coats of Paint
Painted Masonite Smooth "2 Panel" Doors Throughout w/ (3) Hinges
5/4" "Upscale" Wood Base & 3/4" Casing on Doors
6 15/16" Crown Molding on First Floor (*)
(*) Master Walk-In Closet & Laundry Not Included
Fiberglass Tub & Shower Unit in Shared & Lower Level Bath
Ceramic Tile Floors Set on Durock In Shared & Lower Level Bath
Separate Adult Height Vanities w/ Rectangular Cultured Marble Bowl in Shared Bath
Separate Toilet & Shower Room in Shared Bath
Cultured Marble Vanity Top in Lower Level Bath
36" Direct Vent Gas Log Fireplace
w/ Fan, Glass Front, Wood Mantel & White Marble Surround
Cased Openings on Dining Room, Entrance to Powder Room & Hallway to Master Bed
Bookcase Niche w/ Can Light in Stairway to 2nd Floor
Finished Lower Level w/ 2 Bedrooms, Full Bath & Family Room

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted 1 Color
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
Cast Iron Address Plaque
Mailbox
(3) 4040 Lookout Windows in Lower Level

Upgrades Included w/ Home

Wall Cabinets in 1st Floor Laundry
Centurion Stone Floor to Ceiling Fireplace
2nd Floor Laundry w/ Safety Pan
ADA Toilet in Master Bath
1 Level of Craftsman Wainscoting in Foyer & Dining/Study
Craftsman Pediment Both Sides of Dining/Study Opening
Craftsman Pediment on Windows in Dining/Study
Craftsman Pediment on Interior Front Door
36" Upgraded Exhaust w/ Stansi Wood Chimney Hood
GE 30" Advantium Combination Double Wall Oven
36" Gas Cooktop
Custom Shelving in Pantry
Prefinished 7.5" Hardwood - White Oak Floors on 2nd Floor Hall
Prefinished 7.5" Hardwood - White Oak Floors in Master Bed & Closet
Prefinished 7.5" Hardwood - White Oak Floors on 1st Floor
Stained T&G Ceiling on Front & Rear Porch
15' x 12" Concrete Pad off Rear Porch
Gas Line Stub Out for Future BBQ Grill
Lighting Upgrade \$1,450
Wet Bar w/ Water Glass on 2 Wall Cabinets in Lower Level
Wood Mantel Shelf
Separate Remote for Fireplace
Fiberglass Sink in 1st Floor Laundry
8' Tall Overhead Garage Doors
(4) Pairs of Ceiling Speakers Throughout
Custom Shelving in Master Walk-In Closet
Quaker Black Vinyl Window Exterior
Integrated Blinds on Slider from Breakfast Room to Rear Porch
Ceramic Tile Walls w/ Soaking Tub/Shower in Shared Bath
Upgrade to Quartz Tops in Shared Bath
Custom Mirror in Powder Room
Entertainment Cabinets w/ Quartz Tops at Fireplace Sides
Tee & Shut-Off Valve for Future Irrigation System
Black Pull-Down Faucet w/ Spray in Kitchen
Cabinets on Back of Center Island
Krauss KH-100 Stainless Steel Kitchen Sink w/ Soap Dispenser
Zoned HVAC (2) Ac & Gas Furnance
Black Hardware & Hinges on Interior Doors

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