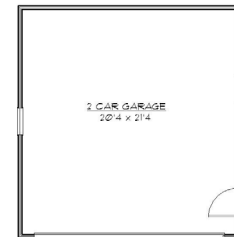


YOU'LL LOVE LIFE IN A NEW PENTREX HOME!

12 Hammel ~ Webster Groves, 63119



DETACHED GARAGE



- 4 Bedrooms
- 3.5 Bathrooms
- 2-Car Detached Garage
- 2,267 Sq. Ft.
- Finished Lower Level w/773 Sq. Ft. Includes 4th Bedroom, Full Bath & Family Room.

Webster Groves School District

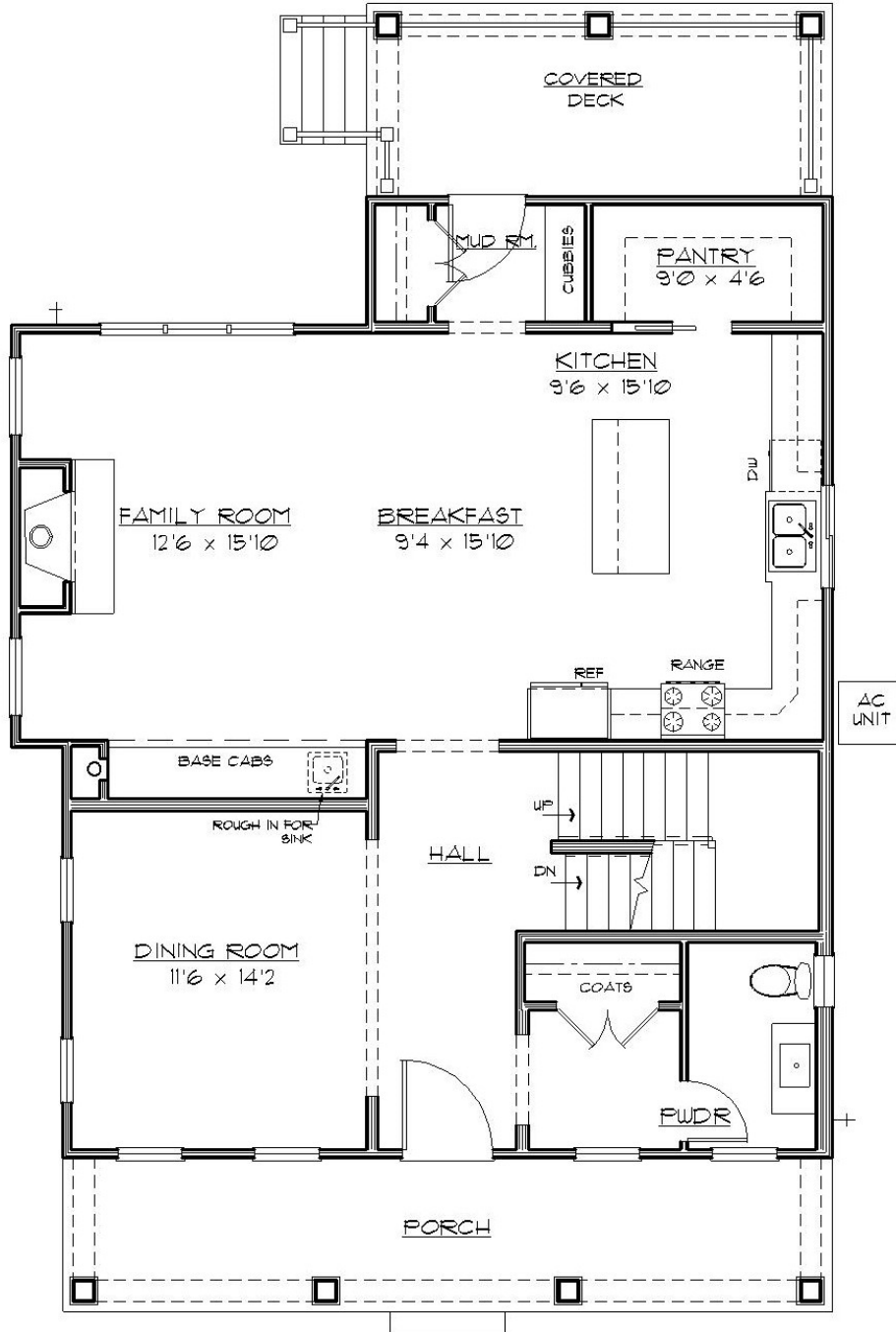
Walking Distance To Larson Park

w/ Baseball Fields, Playground, Tennis Courts & Picnic Area

Home Built By: Pentrex Development Corporation
 11736 Lackland Industrial Drive St. Louis, MO 63146
www.pentrexdev.com Email: pentrex@pentrexdev.com
 314.993.8006 ~ 314.993.8007 - Fax

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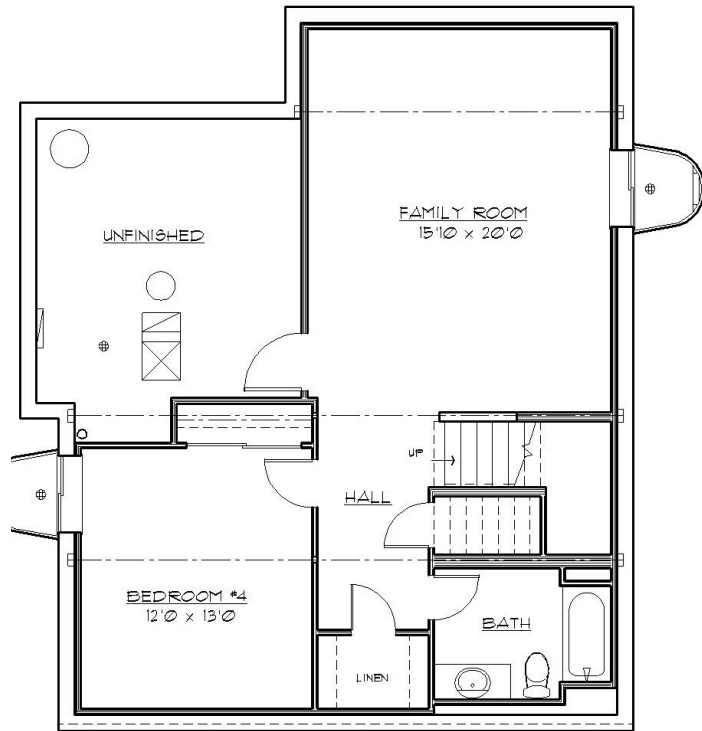
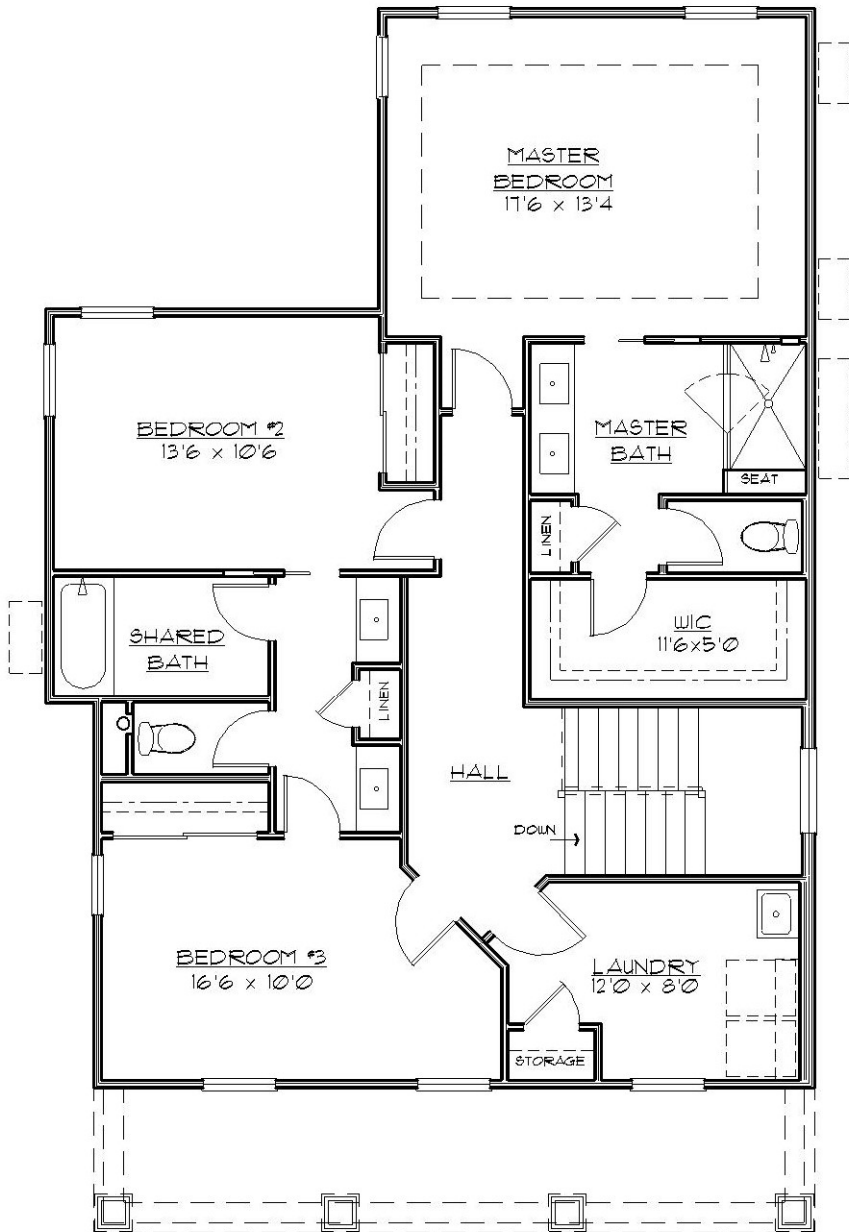
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FIRST FLOOR PLAN

1,100 SF

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Exterior Finish

30-Year Architectural Roof Shingles w/ Felt Paper
4-1/2" Lap Vinyl Siding w/ Wide Corners & Window Trim
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Oversized Downspouts & Gutters w/ Screens
6'-8" Mahogany Front Door w/ Glass Insert
Detached Garage w/ 18' Insulated Overhead Garage Door
Split Shake Vinyl Shingles in Front Gable
Maintenance Free Vinyl Shutters
Maintenance Free Permalite Columns
1/2 Glass Garage Service Door
Decorative Vinyl Louvers

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen, Family Room, 2nd Floor Hallway
Can Lights Above Entertainment Cabinets
Pendant Lights Over Center Island in Kitchen
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (6) Televisions
200 Amp Service
(4) Exterior GFI Outlets (1-Front & 3-Rear)
Garage Door Opener w/ (2) Remotes & Remote Key Pad
White Receptacles & Switch Plates
Overhead Ceiling Lights In All Bedrooms
Fan/Light Wiring in Family Room & Bedrooms
Ceiling Fan in Family Room
Flood Light in Rear
Coach Lights on Garage
(3) GFI Outlets in Garage
USB Outlet in Kitchen
(2) USB Outlets in Master Bedroom
Floor Receptacle in Family Room
Switched Outlets in Master Bedroom
\$2,300 Lighting Allowance
Can Lights in Front & Rear Porch Ceiling
Carbon Monoxide Detector

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 System Exterior Sheeting
80% AFUE Gas Furnace
Digital Setback Thermostat
Energy Efficient 13.0 Seer Air Conditioner
Ridge Vents Along Roof Peak

Luxury Master Suite

Adult Height Vanity w/ Cultured Marble Double Rectangular Bowl Sink
Cultured Marble Shower w/ 1/4" Glass Semi-Frameless Enclosure
w/ 1 Hand Held Shower Head, Seat & Shampoo/Soap Holder
2-Level Coffered Ceiling w/ 2-Levels of 6-15/16" Crown Moulding
Ceiling Fan w/ Light in Master Bedroom
Oversized Water Lines to Shower Heads
Full Ceramic Tile Floors set on Durock
Walk-In Closet w/ Custom Shelving
Elongated Toilet
Privacy Door In Master Bath Toilet Room

Kitchen & Breakfast Room

Ceramic Tile Backsplash w/ Subway Design
Under Cabinet LED Rope Lighting
Center Island w/ Breakfast Bar
Stainless Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ Alternating Height Wall Cabinets
Crown Molding on All Cabinets
Granite Counter Tops
Tilt Out Soap Tray at Kitchen Sink
9" Deep Double Bowl 70/30 Undermount Stainless Steel Sink
Soap Dispenser
Stainless Steel G.E. Appliances to include the following:
30" Slide-In Self-Cleaning Gas Oven, Garbage Disposal
Space Saver Microwave/Hood Combo
Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
Walk-In Pantry w/ Custom Closets
24" Deep Refrigerator Cabinet w/ End Panel
Corner Wall Cabinet w/ Lazy Susan

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Framing

2x4 Interior Walls – 16" Center
2x12 Floor Joist—16" Center
Tornado Straps On All Trusses
Advantech SubFloors Glued & Nailed on 1st Floor & Durastrand on 2nd Floor
Reinforced Concrete Basement Walls
9' Ceilings on First Floor
9' Foundation Walls w/ Damp-Proofing
Covered Cedar Deck in Rear

Interior Finish

Prefinished 3-1/4" Oak Floors on 1st Floor w/ matching Flush Oak Registers
Wall to Wall Carpeting w/ Pad (where applicable)
Satin Nickel Lever Handle Door Knobs (where applicable)
Wood Window Sills & Aprons
Deluxe Vented Wire Shelving
Expansive Plate Glass Mirrors
Exposed Oak Treads, Handrail w/ 1-1/4" Square Balusters to 2nd Floor
Open Oak Rail w/ 1-1/4" Square Baluster to L/L w/ Carpeted Stairs
Half Walls & Wood Cap at L/L Stairs
Dead Bolts On All Exterior Doors Keyed Alike
Sand Finish Ceilings & Smooth Finish Walls w/ 2 Coats of Paint
Painted Masonite Smooth Doors Throughout w/ 3 Hinges
5/4" "Upscale" Wood Base & 3/4" Casing on Doors
6-15/16" Crown Molding on First Floor
Fiberglass Tub & Shower Unit in Lower Level Bath
Acrylic Tub w/ Ceramic Tile Walls In Shared Bath
Ceramic Tile Floors Set on Durock In Shared & Lower Level Bath
Adult Height Vanities in Shared Bath & L/L Bath
Separate Toilet & Tub Area in Shared Bath
36" Direct Vent Gas Log Fireplace
w/ Fan, Glass Front, Marble Surround & Wood Mantle
Dining Room w/ Wood Cased Opening
Entertainment Cabinets w/ Granite Tops in Family Room
Built-In Cubbies in Mud Room

Plumbing

50-Gallon Gas Hot Water Heater
(2) "Freeze Proof" Exterior Faucets
Drain Tile Inside of Foundation w/ Sump Pump & Bucket
Moen Chrome Fixtures In All Baths
Rough-In for Wet Bar in 1st Floor Family Room
Stub Out for Future Irrigation Line

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Elongated Toilet
Granite Top w/ Rectangular Bowl

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry w/ Safety Pan Under Washer
Cast Iron Address Plaque
Wrought Iron Mailbox
Finished L/L w/ Bedroom, Full Bath & Family Room
LVP Flooring in Basement
Stub Out Gas Line in Rear for Future BBQ Pit
LVP Flooring in Laundry Room

UPGRADES

Extra Deep Fiberglass Tub w/ Ceramic Tile Walls in Shared Bath
Transom Window Over Tub in Shared Bath
Cultured Marble Tops w/ Rectangular Bowls in Shared Bath
Prefinished 3-1/4" Oak Floors in Upper Hall w/ Matching Flush Oak Registers
Additional Windows in Bed #2 & Bed #3
(2) 3050 Windows in Detached Garage
Upgraded Kitchen Cabinets w/ Soft Close Doors & Drawers
2-Thermostat Motorized Damper System for HVAC
Laundry Sink in 2nd Floor Laundry
Upgraded Lighting Allowance
Elongated Toilet in Shared & Lower Level Bath
LED Bulbs Throughout
12 Roll Out Trays in the Kitchen Base Cabinets
Double Trash Can Pull Out in Kitchen Center Island
Mahogany Sidelights on Both Sides of Front Door
Covered Cedar Deck in Rear Upgraded to TimberTech

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