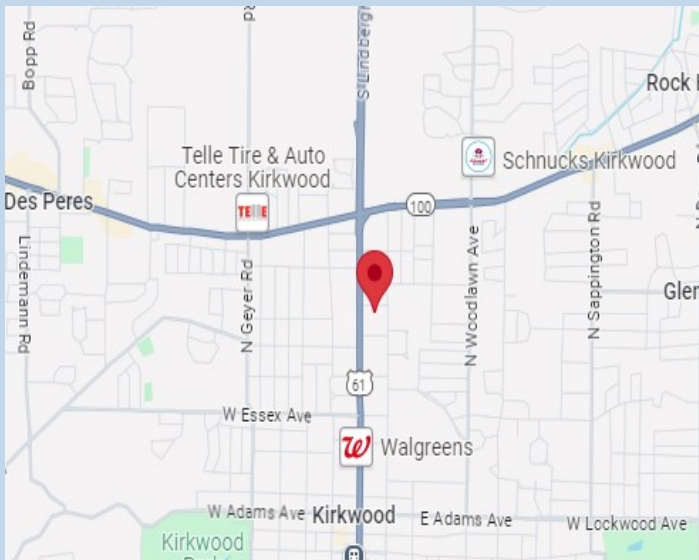




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



122 Morningside ~ Kirkwood, 63122



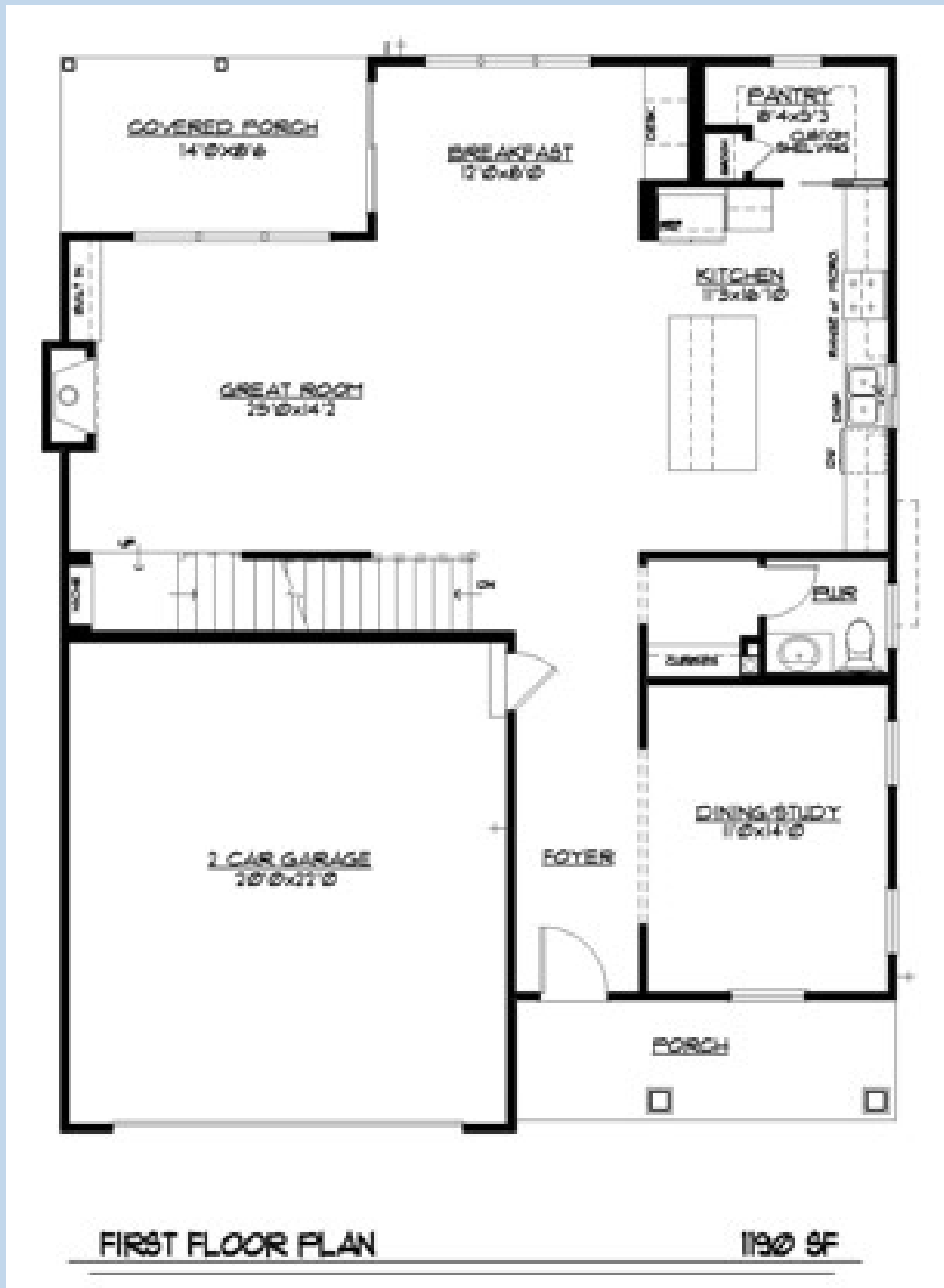
- 5 Bedrooms
- 4.5 Bathrooms
- 2-Car Garage
- 2,629 Sq. Ft.
- Additional Finished Lower Level w/ 700 Sq. Ft. Includes 5th Bedroom, Full Bath, & Family Room
- Front & Rear Covered Porch
- Timbertech Deck off Master Bedroom w/ Ceiling Fan

**Carpet Free Home
Kirkwood School District**

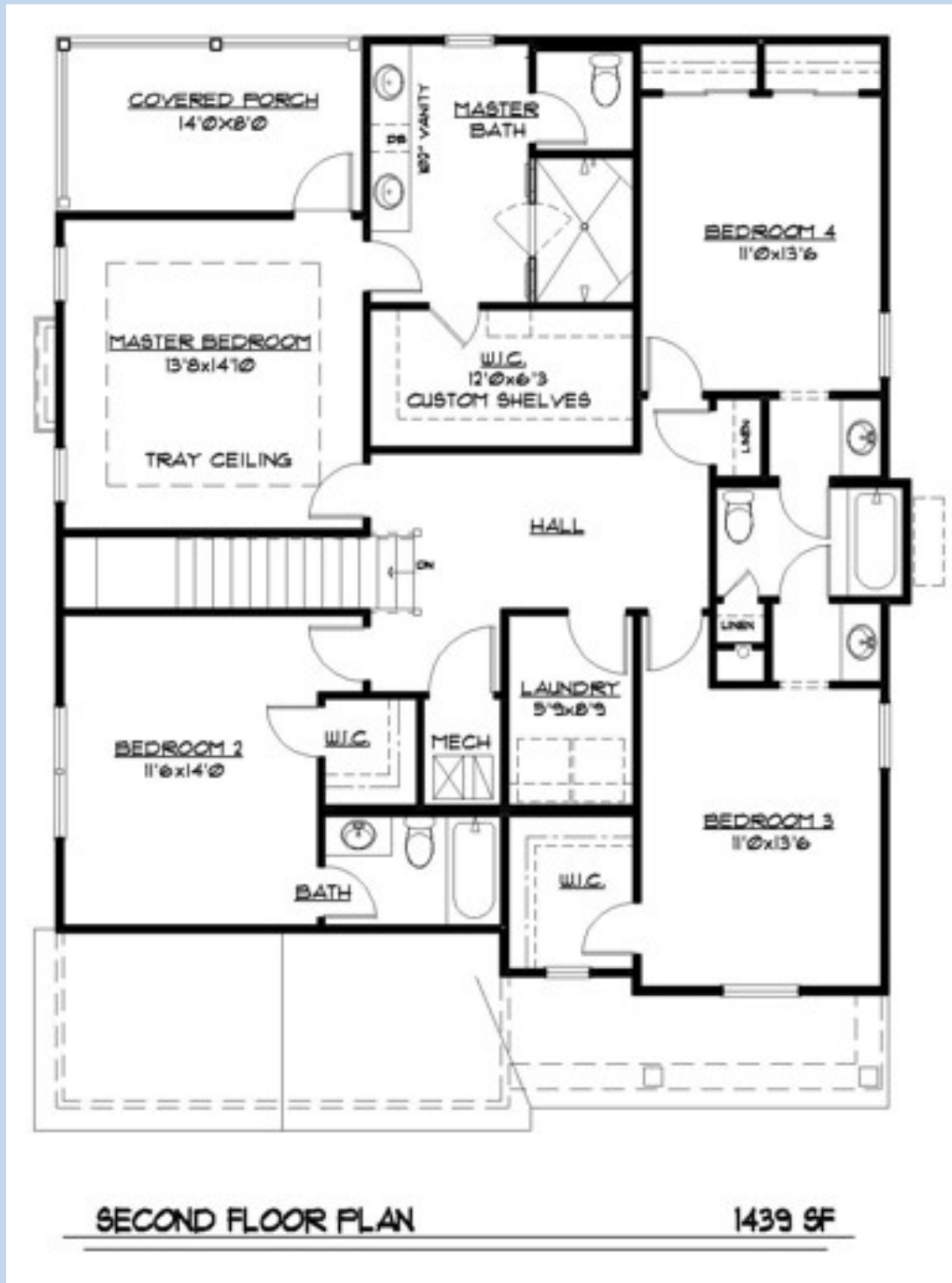
11736 Lackland Industrial Drive
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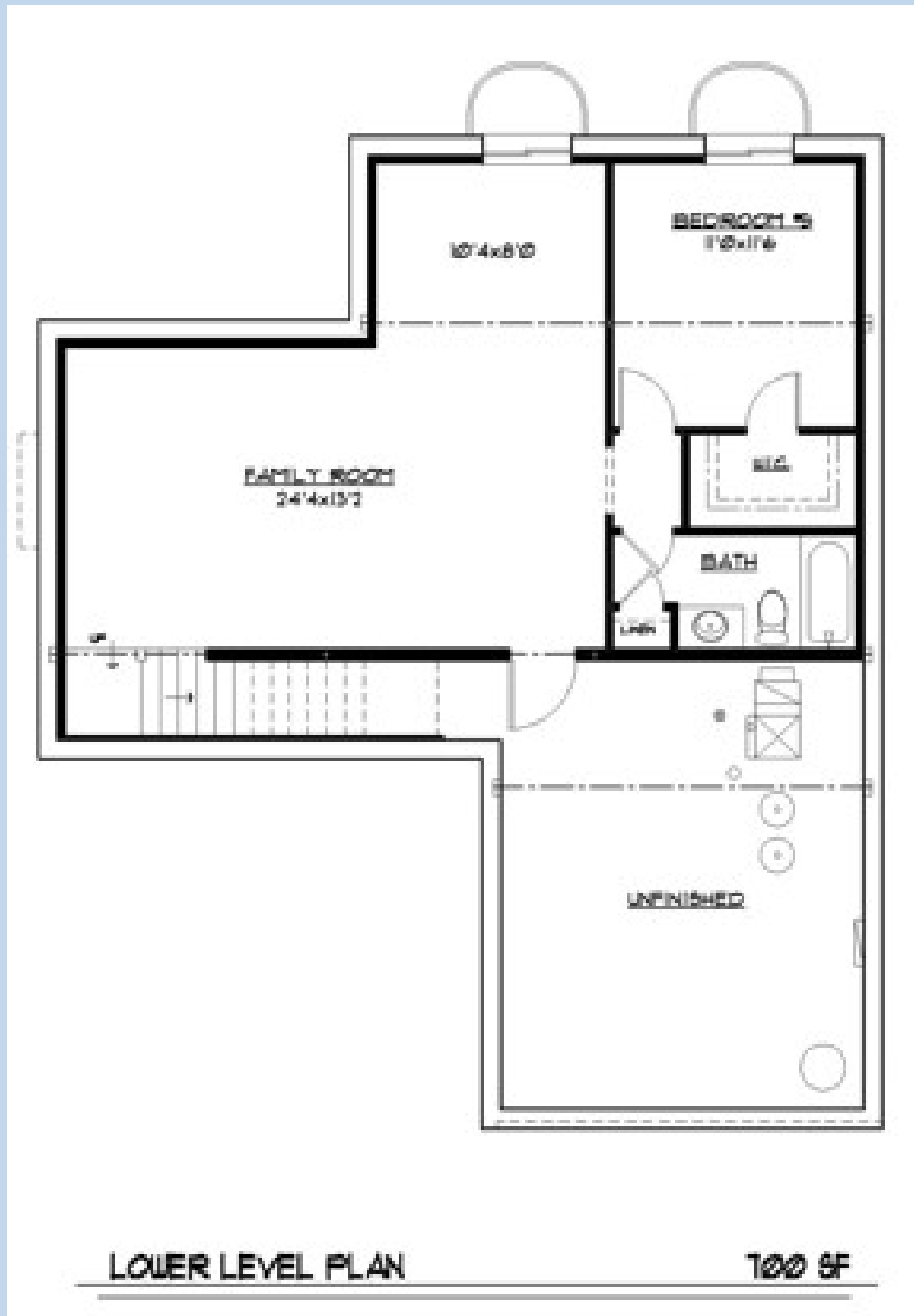
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Framing

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

Luxury Master Suite

Adult Height Vanity w/ Double Bowl Undermount Sink
Oversized Ceramic Tile Walk-In Shower w/ Corner Niches
3/8" Glass Frameless Enclosure w/ Shower Door
(2) Shower Heads w/ (1) Hand Held Shower Diverter
Tray Ceiling w/ 6 15/16" Crown Moulding
5(1/4)" 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 In Master Bath Toilet Room
Covered Deck Off Master Bedroom Suite
Ceiling Fan in Master Bedroom

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) & (9) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
Garage Door Opener with (2) Remotes & Remote Key Pad
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, Covered Porch, and Deck
Flood Lights in Rear and Garage
Coach Lights on Garage (No Fixture)
\$2,000 Lighting Allowance

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
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished Downspouts & Gutters
Stained Mahogany Craftsman Front Door w/ Shelf and Glass Insert
Garage w/ 7' Tall, 16' Wide Carriage Style Insulated Overhead Door
Rear Covered Porch

Energy Package

Quaker White Double-Glazed Low E 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 System Exterior Sheathing
Roof Ridge Vents
Zoned HVAC
(2) 80% AFUE Gas Furnace & Digital Setback Thermostat
(2) Energy Efficient 13.0 Seer Air Conditioner

Kitchen & Breakfast Room

Ceramic Tile Backsplash - Subway Design
Under Cabinet Lighting
Center Island w/ Breakfast Bar
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating 42" Wall Cabinets
Crown Molding on Cabinets
Granite 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" Free-Standing Gas Convection Range
Microwave/Exhaust Combo, Garbage Disposal
Energy Efficient Dishwasher w/ Quiet Design Sound Package
Water Line for Refrigerator
Walk-In Pantry
Dry Bar Next To Breakfast Room w/ Granite Top
24" Deep Refrigerator Cabinet

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Interior Finish

Pre Finish 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
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 with (2) Coats of Paint
Painted Masonite Smooth "Winslow" Doors Throughout w/ (3) Hinges
5 1/4" "Upscale" Wood Base & 3 1/4" Casing on Doors
6 15/16" Crown Molding on First Floor
Fiberglass Tub & Shower Unit in Hall & Lower Level Bath
Ceramic Tile Floors In Hall & Lower Level Bath Set On Durock
Adult Height Vanity w/ Cultured Marble Top in Hall, Private, & L/L
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front,
Wood Mantle, & White Flush Marble Hearth & Surround
Dining Room w/ Cased Opening & 6(15/16)" Crown Molding
Garage Completely Drywalled and Painted

Plumbing

50-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

Other

Backfill Garage With Rock
Garage Completely Drywalled & Painted
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
2nd Floor Laundry (includes Safety Pan under Washer)
In Wall Dry Box
Cast Iron Address Plaque
Mailbox at Front Door
(2) 4040 Lookout Windows in Basement
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room
Pre Finish 3-1/4" Oak Floors on 2nd Floor Hall
w/ matching Flush Oak Registers

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Elongated Toilet
Adult Height Vanity
Granite Vanity Top

Additional Upgrades

Upgraded Appliances Including:
36" Upgraded Exhaust Hood
GE Profile Advantium Double Oven w/ 30" Convection Oven
GE Dishwasher w/ 3rd Rack, Stainless Steel Interior,
And Piranha Hard Food Disposer
GE 36" Gas Cooktop
Double Oven Wood Cabinet
Wall Mounted Fiberglass Laundry Sink
Gas Stub Out for Future BBQ
Additional Lighting Allowance
Tee & Shut Off Valve for Future Irrigation System
7.5" Wood Engineered Silivian Kivi Stone Floors on 1st Floor
And 2nd Floor Hallway w/ Matching Flush Floor Registers
Cubbies In Mud Room
Pull Out Trays in Cabinets Throughout Kitchen
Cabinets on Back of Center Island w/ Oversized Top for Additional Seating
Upgrade to Quartz Tops In Kitchen, Entertainment Cabinets, and Master
6-15/16" Crown Moulding on 1st Floor (Excludes Pantry)
Extra Deep Fiberglass Tub Unit w/ Ceramic Tile Walls in Shared & Private Bath
Custom Vanity for Powder Room w/ Quartz Top
700 Sq. Ft. Finished Lower Level w/:
Bedroom, Full Bath, Family Room, and 5th Bedroom/Office
Custom Shelving in Master Closet & Pantry
Krauss #KH100 Stainless Steel Sink in Kitchen
Picture Frame w/ 3-1/4" Casing on All 1st Floor Windows
Oak Treads, Pine Risers w/ Exposed Treads to Lower Level
Craftsman Wainscoting Foyer to Great Room & Dining/Study
Upgraded Decking, Stairs, Railing & Spindles to Timbertech
Stained Fypon Shutters

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Additional Upgrades (Continued)

Rectangular Bowls in Hall, Private, and Lower Level Baths
24" Beverage Center
8' Tall Garage Overhead Door
Internal Blinds on Door to Deck From Master Bedroom
Double Rectangular Bowl Quartz Top in Master Bath
Extra Base Cabinets at Center Island w/ Oversized Top
Black Vinyl Interior/Exterior Windows
(2) 40-Gallon Gas Hot Water Heaters
(2) Wedi Shelves in Master Shower
Electric Car Charging Outlet in Garage
Honeywell F100 Media Filter
Black Interior Hardware & Hinges
Rough In Water Line
2nd Floor Furnace
T&G Wood Front Porch Ceiling
Numerous Can Lighting Throughout Home w/ Slide Bar Dimmers on
2 or More Cans

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