

YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



150 Parsons Avenue ~ Webster Groves, 63119



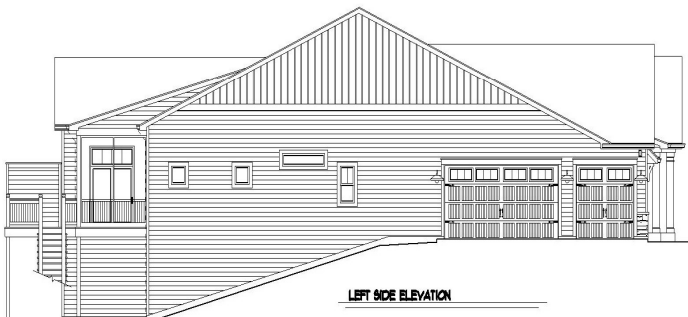
- 5 Bedrooms
- 3.5 Bathrooms
- 3-Car Side Entry Garage
- 2,988 Sq. Ft.
- Finished Lower Level w/1,289 Sq. Ft. Includes 4th & 5th Bedroom (Office), Full Bath & Family Room.
- Large 94' x 246' Lot
- Full Walk-Out Lot
- Large Screened In Back Porch



RIGHT SIDE ELEVATION

Webster Groves School District

Walking Distance to Larson Park
w/ Baseball Fields, Playground
Tennis Courts & Picnic Area

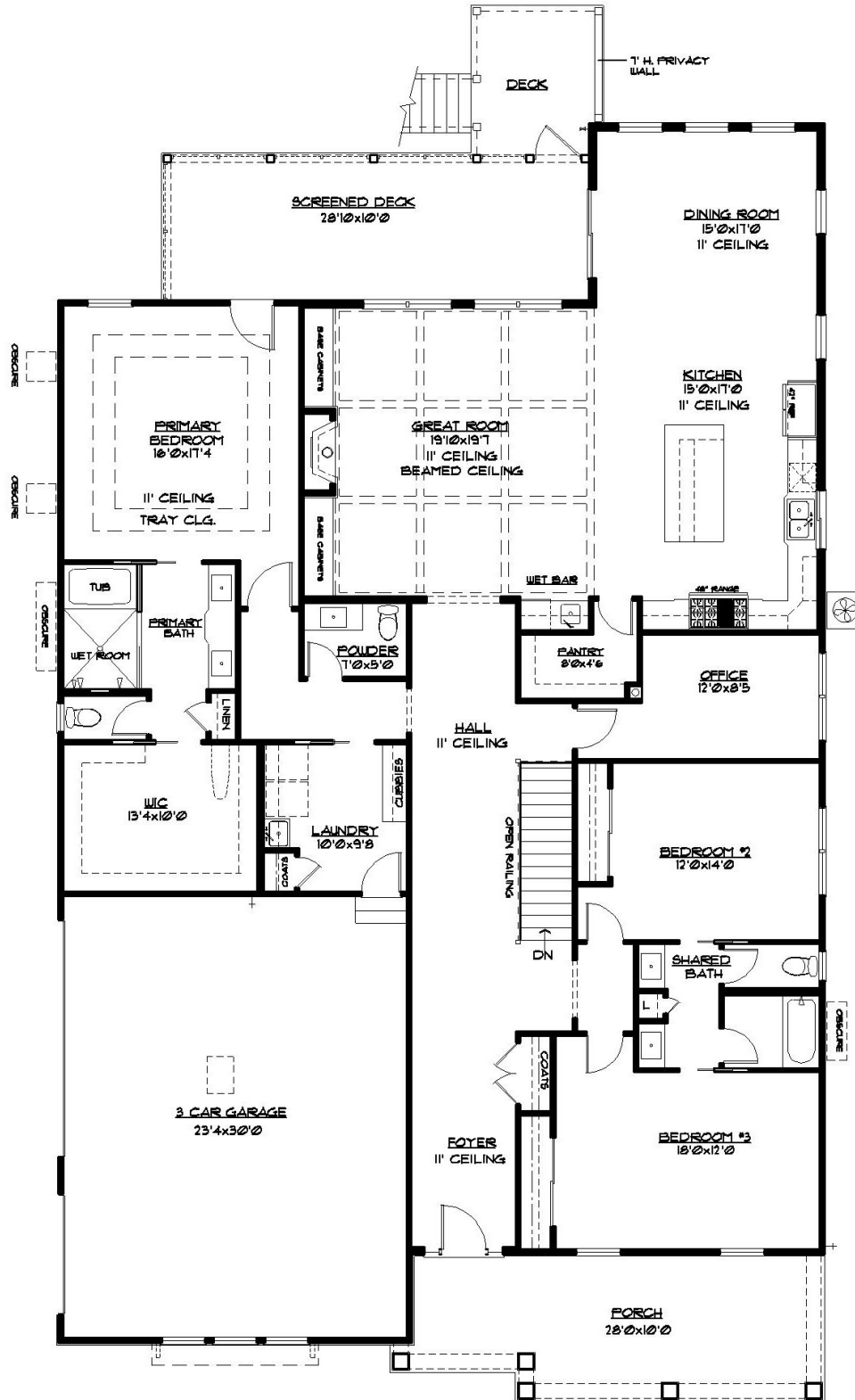


LEFT SIDE ELEVATION

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St. Louis, MO 63146
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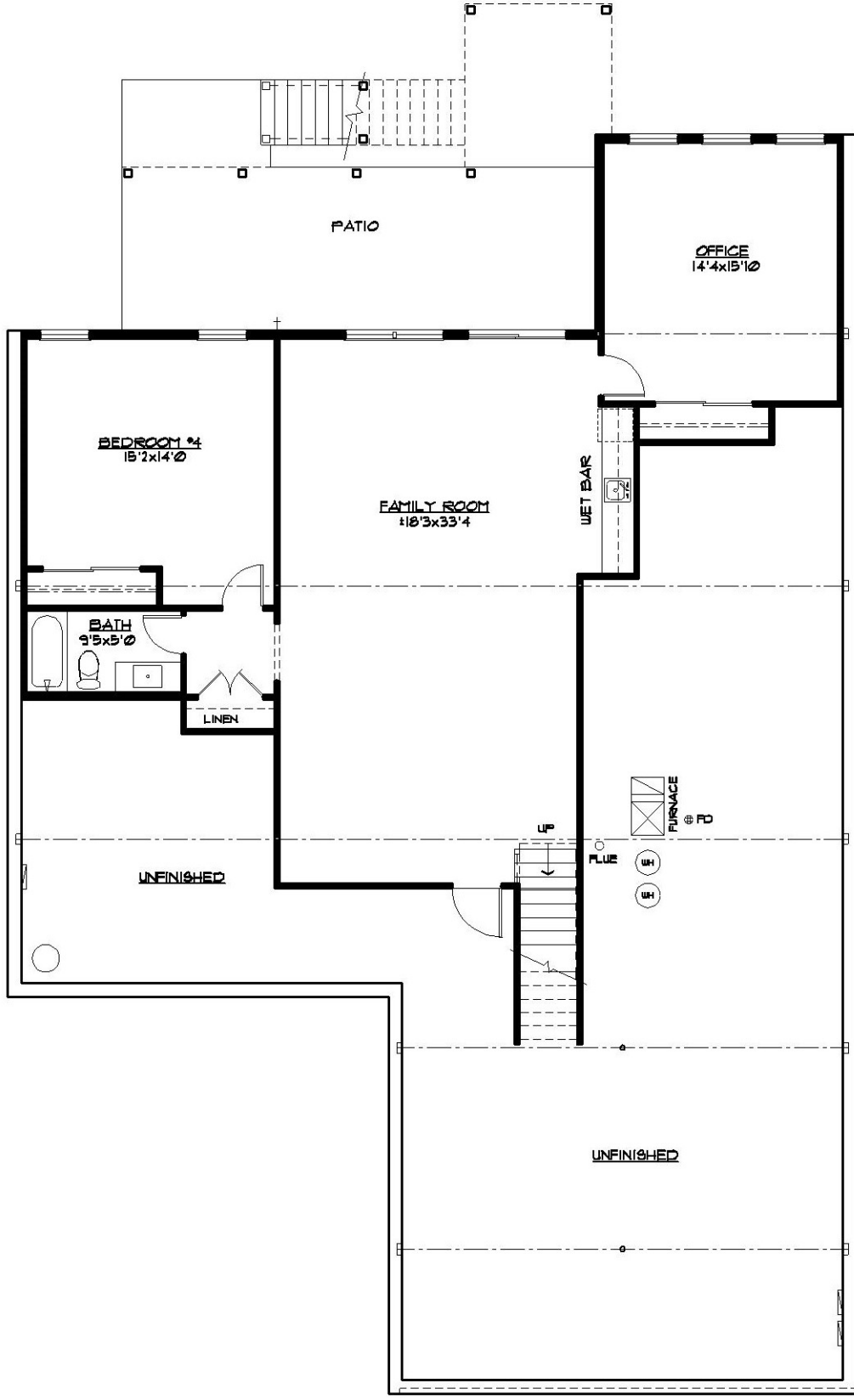
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FIRST FLOOR PLAN

2,988 SF

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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/ 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



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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
 5/4" "Upscale" Colonial Wood Base & 3/4" 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
 Cast Iron Address Plaque
 Wrought Iron Mailbox
 \$1,500 Landscape Allowance
 Concrete Walkway from Deck
 Stairs to Concrete Patio
 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
 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
 Pull Out Trays in Cabinets Throughout Kitchen
 Deco-Ends on Kitchen Cabinets
 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
 Upgraded Carpet in Bedroom #2 & #3
 (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
 Rough-In Electrical Car Charging
 92% Efficient Gas Furnace
 Honeywell F100 Media Filter
 Glass Transom Wall Cabinet w/ Lighting in Kitchen