



**YOU'LL LOVE LIFE IN A NEW PENTREX HOME!**



**11848 Devonshire Ave, Des Peres, 63131**



- 5 Bedrooms w/ 3.5 Bathrooms
- 2-Car Garage
- 2,365 Sq. Ft. (3,839 Sq. Ft. Total Finish)
- Finished Lower Level w/ 1,474 Sq. Ft. Includes 4th and 5th Bedroom/Office, Full Bath, Family Room, Wet Bar, and Exercise Room
- 11' Ceilings in Kitchen, Foyer, Family & Dining Room
- Front & Rear Covered Porch w/ stained T&G Pine

## **CARPET FREE HOME**

**Kirkwood School District**

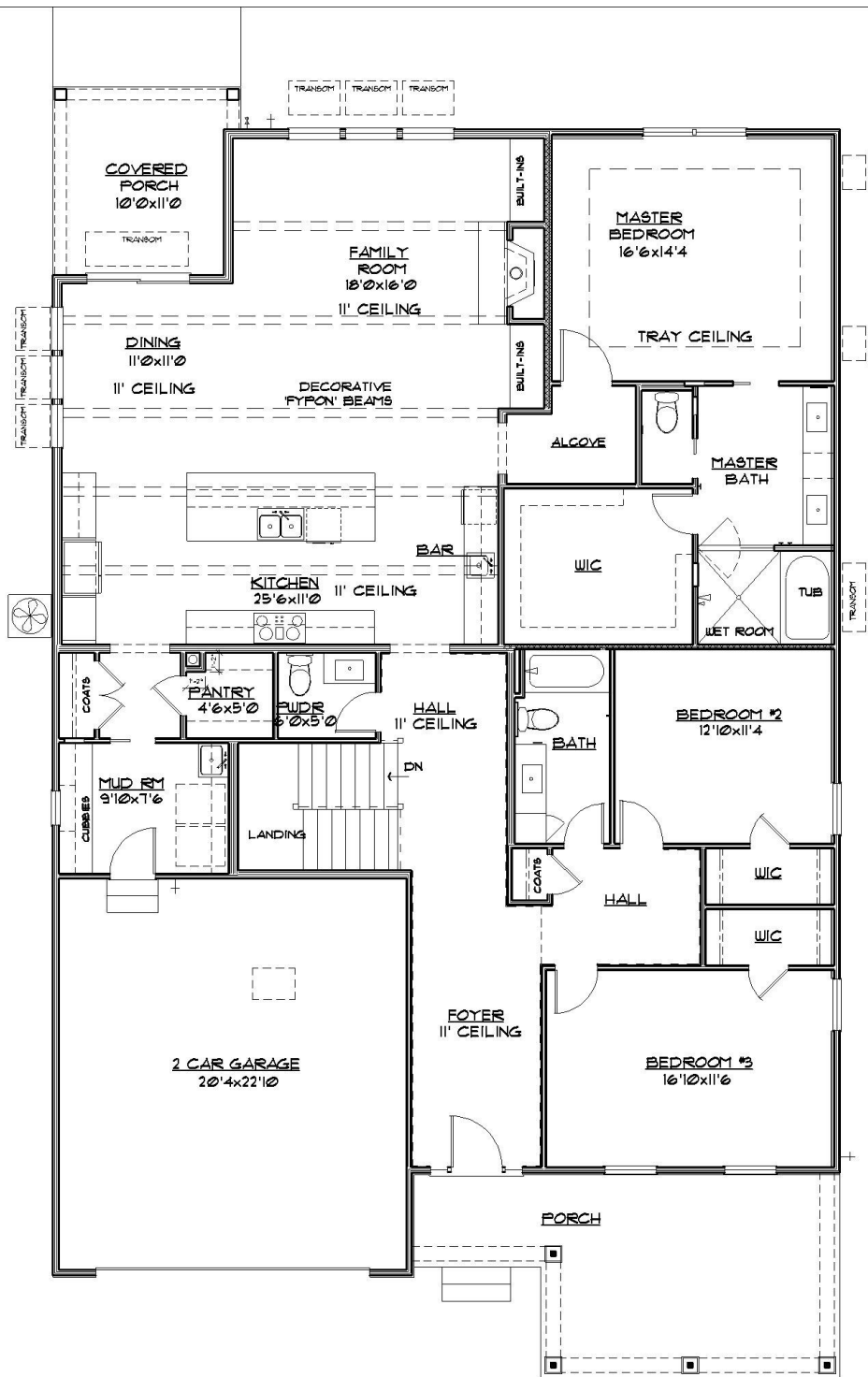
**Walking Distance to Pioneer Park**

**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**

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.



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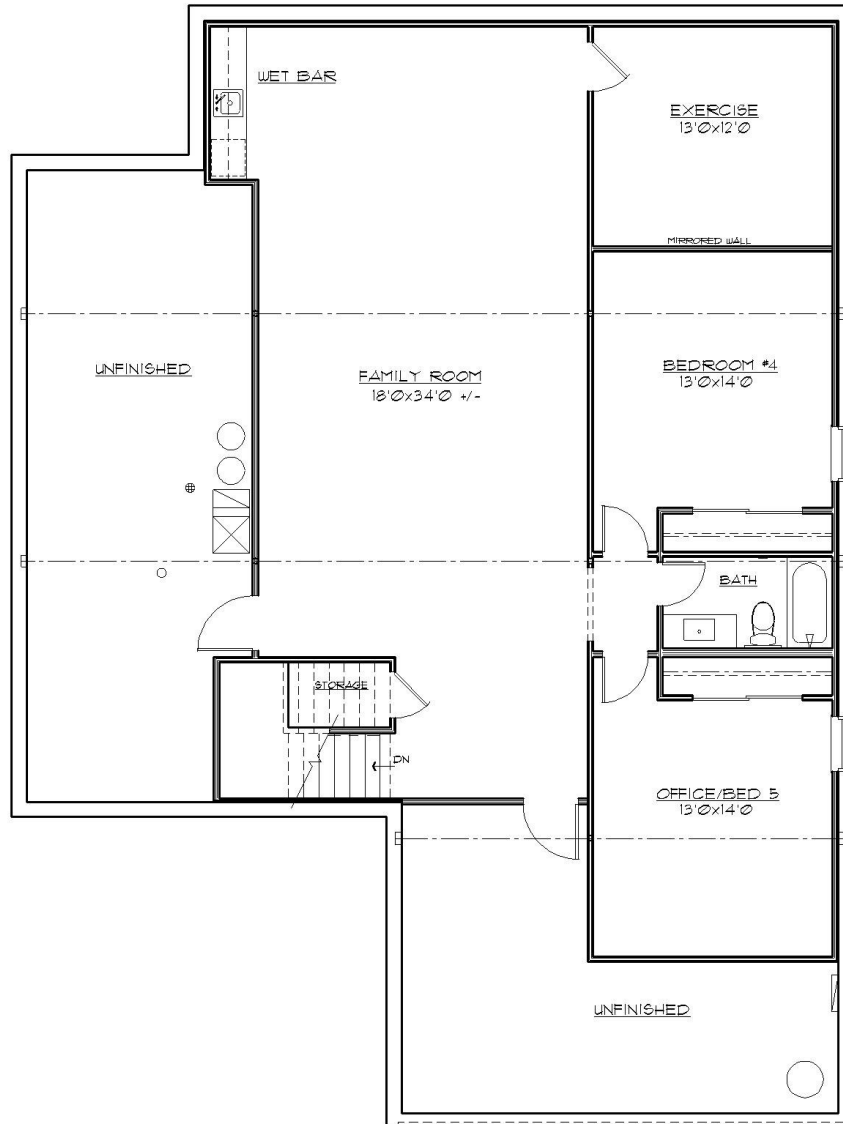
FIRST FLOOR PLAN

2,365 SQ. FT.

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LOWER LEVEL PLAN      1,414 SQ. FT.

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### **Exterior Finish**

30-Year Architectural Roof Shingles w/ Felt Paper  
Steep Pitch Roof Gables on Front Elevation  
Enlarged Front Porch  
4-1/2" Lap Vinyl Siding  
Board & Batten Vinyl Siding in Front Gables  
Transom Windows in Family Room, Dining Room & Kitchen  
Centurion Stone Wainscoting on Front Elevation  
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia  
Pre-Finished Oversized Downspouts & Gutters  
Wire Screens in Gutters  
Stained Mahogany Front Door w/ 2 Sidelights  
Front Entry 2-Car Garage w/ Insulated Overhead Door  
11' x 10' Covered Rear Porch  
Maintenance Free Permalite Columns

### **Electrical**

Exhaust Fans In All Baths  
Can Lights in Kitchen  
Front Door Chime  
Inter-Connected Smoke Detectors w/ Battery Back-Up  
Electric Dryer Hook-Up  
Pre-Wire for (3) Phones (CAT5) & (7) Televisions  
200 Amp Service  
(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  
Fan/Light Wiring in Family Room, All Bedrooms & Covered Porches  
Ceiling Fan in Family Room, Front Porch & Rear Covered Porch  
Ceiling Fan in Master Bedroom  
Flood Light in Rear  
Barn Lights Over Garage Door  
(2) GFI Outlets in Garage  
USB Outlet in Kitchen  
(2) USB Outlets in Master Bedroom  
Generous Lighting Fixtures

### **Energy Package**

White Double-Glazed Low E , Argon Gas Vinyl Thermal  
Tilt-In Lower Sash Windows  
R-38 Ceiling Insulation, Kraft Faced R-13 Wall Insulation  
Foam Insulation in Basement Along Band Boards  
Zip System Exterior Plywood  
80% AFUE Gas Furnace & Digital Setback Thermostat  
Energy Efficient 13.0 Seer Air Conditioner  
Ridge Vents Along Roof Peak  
Insulation on Exposed Concrete Walls in Basement

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### **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  
Main Floor Laundry w/ Safety Pan

### **Luxury Master Suite**

Adult Height Vanity w/ Granite Top & Double Rectangular Bowl Sink  
Ceramic Tile Walk-In Shower w/ Seat  
Glass Shower Door  
1 Shower Head w/ Hand Held Diverter on Slide Bar  
Tray Ceiling w/ 2 Rows of Crown Molding  
Chrome Plumbing Fixtures & Bath Accessories  
Oversized Water Lines to Shower Heads  
Full Ceramic Tile Floors set on Durock  
Large Walk-In Closet  
Elongated Toilet  
Privacy Door In Master Bath Toilet Room  
Transom Window in Shower w/ Obscure Glass  
8" Widespread Faucets

### **Kitchen**

Ceramic Tile Backsplash - Subway Design  
LED Under Cabinet Lighting  
Oversized Center Island w/ Breakfast Bar  
Stainless Single Handle Kitchen Faucet With Spray  
Wood Cabinetry w/ Full Overlay  
Crown Molding on All Cabinets  
Light Rail on Wall Cabinets  
Quartz Counter Tops  
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, Garbage Disposal  
Space Saver Microwave/Hood Combo  
Energy Efficient Dishwasher w/ Quiet Design Sound Package  
Water Line for Refrigerator  
Large Walk-In Pantry w/ Wire Shelving  
Roll Out Trays in Some Base Cabinets

### **Powder Room**

8" Widespread Chrome Faucet, Vanity Hardware & Accessories  
Adult Height Vanity w/ Cultured Marble Top  
Elongated Toilet

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**Framing**

2x4 Interior Walls – 16" Center  
2x12 Floor Joist - 16" Center  
Tornado Screws 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  
11' Ceiling in Family Room, Foyer, Dining Room & Kitchen

**Interior Finish**

Prefinished 3-1/4" Oak Floors on 1st Floor w/ matching Flush Oak Registers  
Excludes Laundry, Bedrooms & Closets  
Carpeting Stairs to Lower Level  
Satin Nickel Lever Handles on Interior Doors  
Wood Window Sills & Aprons w/ 3-1/4" Picture Frame Casing  
Deluxe Vented Wire Shelving  
Expansive Plate Glass Mirrors  
Open Oak Rail w/ 1(1/4)" Square Balusters on 1st Floor  
Dead Bolts On All Exterior Doors  
Sand Finish Ceilings & Smooth Finish Walls w/ (2) Coats of Paint  
Painted Masonite Smooth 2-Panel Doors Throughout  
5/4" "Upscale" Wood Base & 3/4" Casing on Doors  
6 15/16" Crown Molding in Kitchen, Dining & Family Room, Foyer & Hall to Bedrooms  
Fiberglass Tub & Shower Unit in Hall & Lower Level Bath  
Ceramic Tile Floors In Shared & Lower Level Bath Set On Durock  
Adult Height Vanity w/ Cultured Marble Rectangular Bowl in Hall & L/L Bath  
36" Direct Vent Gas Log Fireplace w/ Fans & Glass Front, Wood Mantle &  
w/ White Flush Marble Hearth & Surround  
Multiple Cased Openings in Family Room  
Custom Cubbies

**Other**

Backfill Garage With Rock  
Garage Completely Drywalled & Painted  
Concrete Driveway & Private Walk  
Front Landscaping  
Sodded Lot to Disturbed Area  
Cast Iron Address Plaque  
Wrought Iron Mailbox  
Inground Lot w/ (3) 4040 Windows  
6' Insulated Sliding Patio Door  
LVP Flooring in Lower Level  
Miterd Center Island Top  
Wet Bar on 1st Floor Includes Beverage Center Crown on Cabinets,  
Stem Holder, Glass Doors, & Quartz Top w/ Ceramic Tile Backsplash  
Wet Bar on Lower Level Includes Beverage Center Crown on Cabinets,  
Stem Holder, Glass Doors, & Quartz Top w/ 4" Backsplash

**Upgrades Included w/ Home**

11' Ceilings in Foyer, Hallway, Kitchen, Family & Dining Room  
Wall Cabinets in 1st Floor Laundry  
ADA Toilet in Master Bath  
1 Level of Craftsman Wainscoting in Foyer  
Craftsman Pediment From Entrance From Foyer to Kitchen  
Craftsman Pediment on Interior Front Door  
36" Upgraded Exhaust w/ Stansi Wood Chimney Hood  
GE 30" Advantium Combination Double Wall Oven in Cabinet  
36" Gas Cooktop  
Custom Shelving in Pantry  
Engineered 7.5" Hardwood Castledale on 1st Floor  
Except Bedrooms, Baths, Closets & Mud Room  
Stained T&G Pine Ceilings Covered Front & Rear Porch  
10' x 11.5" Concrete Pad off Rear Porch  
Gas Line Stub Out for Future BBQ Grill  
Lighting Upgrade  
Wet Bar w/ Water Glass on Wall Cabinets in Lower Level  
Wet Bar w/ Water Glass on Wall Cabinets in Kitchen  
Fiberglass Sink in 1st Floor Laundry  
8' Tall Overhead Garage Doors  
(4) Pairs of Ceiling Speakers Throughout  
Custom Shelving in Master Walk-In Closet  
Crown Molding in Master Closet  
Quaker Black Vinyl Windows Exterior/Interior  
Ceramic Tile Walls w/ Soaking Tub/Shower in Shared Bath  
Upgrade to Quartz Tops in Shared Bath  
Custom Vanity w/ Marble Top in Powder Room  
Custom Mirror in Powder Room  
Entertainment Cabinets w/ Quartz Tops at Fireplace Sides  
Separate Remote for Fireplace  
Office / Bed #5 in Lower Level  
Black Faucets in Kitchen & Wet Bar  
Black Hardware/Hinges Throughout  
Cabinet on Back of Center Island  
Transom Windows in Family & Dining Room  
Stained Oak Treads & Painted Risers to Lower Level  
Krauss KH100 Stainless Steel Single Bowl Sink in Kitchen  
Soap Dispenser at Kitchen Sink  
Push Button for Garbage Disposal at Kitchen Sink  
Stained Fypon Beams in Family Room, Kitchen & Breakfast Room  
Numerous Pull Out Trays in Kitchen  
Aluminum Railing on Back Porch  
Irrigation System for Lawn & Landscaping  
Exercise Room w/ Rubber Floor, Mirrored Wall, and TV Outlet  
Soft-Close Toilet Seats in Primary Bath and Power Room  
April Aire Humidifier