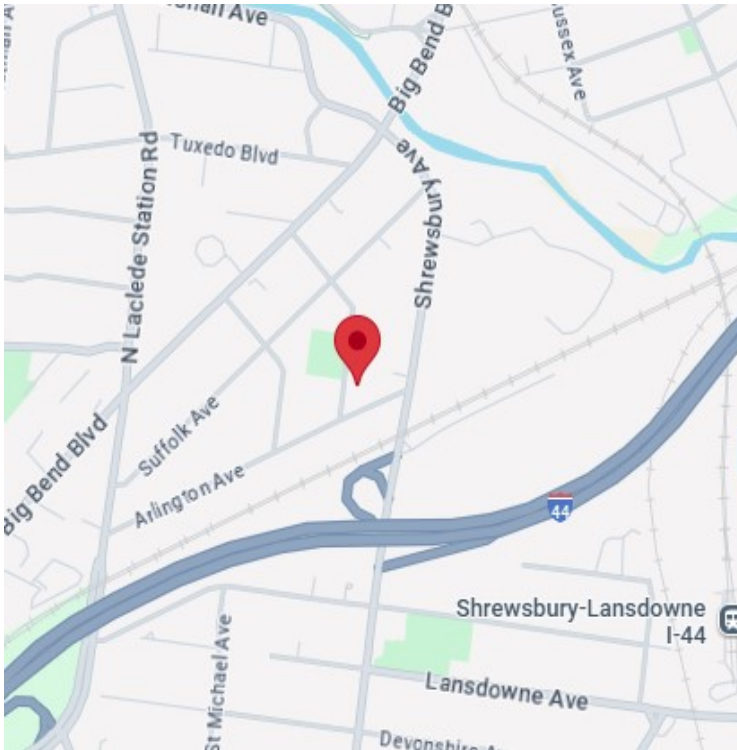




YOU'LL LOVE LIFE IN A NEW PENTREX HOME!



4126 Exeter Ave ~ Shrewsbury, 63119

- 4 Bedrooms
- 3.5 Bathrooms
- 2-Car Front Entry Garage
- 2,253 Sq. Ft.
- Finished Lower Level w/ 788 Sq. Ft.
Includes 4th Bedroom, Full Bath & Family Room.
- Oversized Garage

Webster Groves School District
Hartry Park/Playground Across From
Home

11736 Lackland Industrial Drive ` St. Louis, MO 63146

E-mail: pentrex@pentrexdev.com

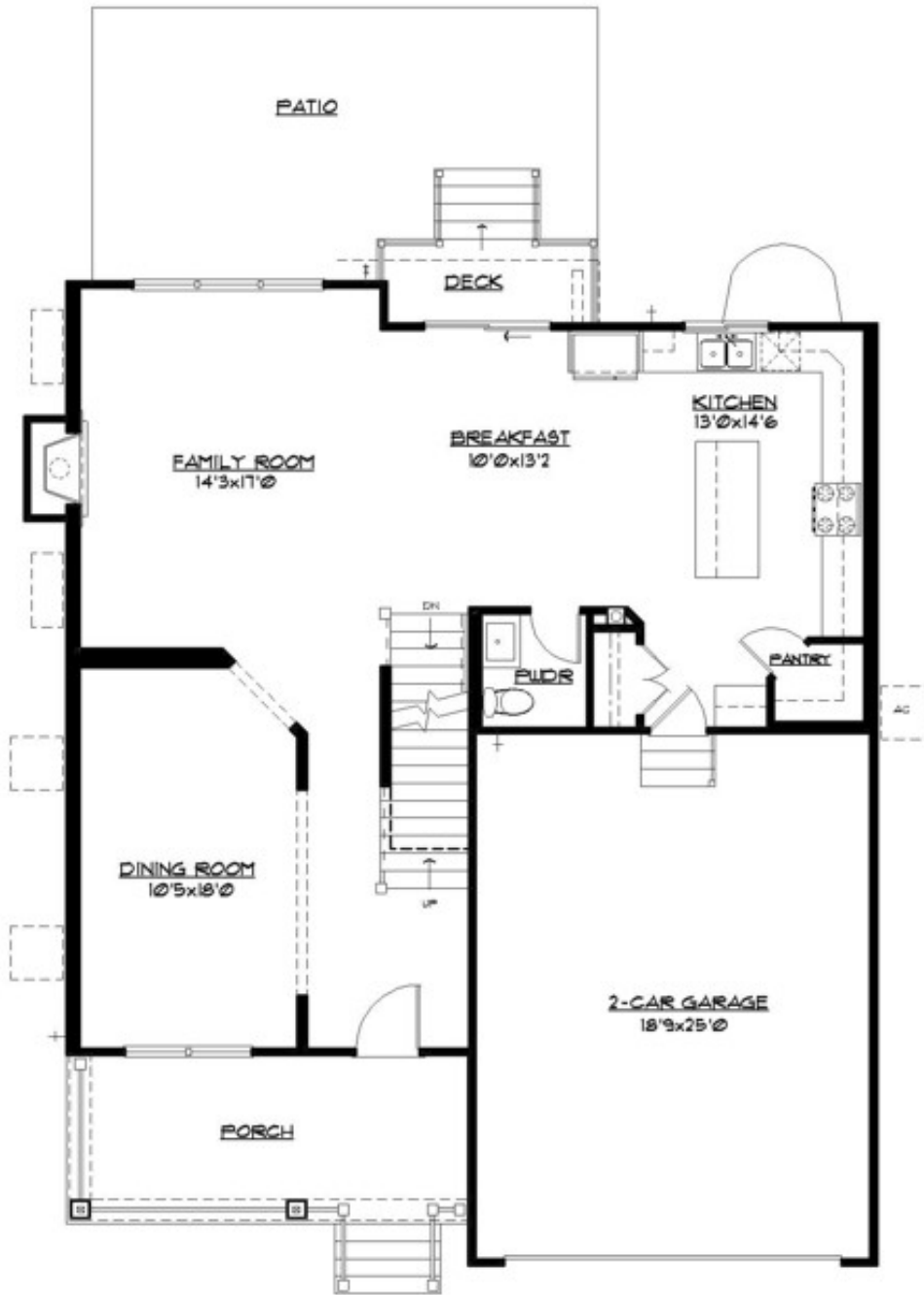
Phone: 314.993.8006 Fax: 314.993.8007

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FIRST FLOOR PLAN

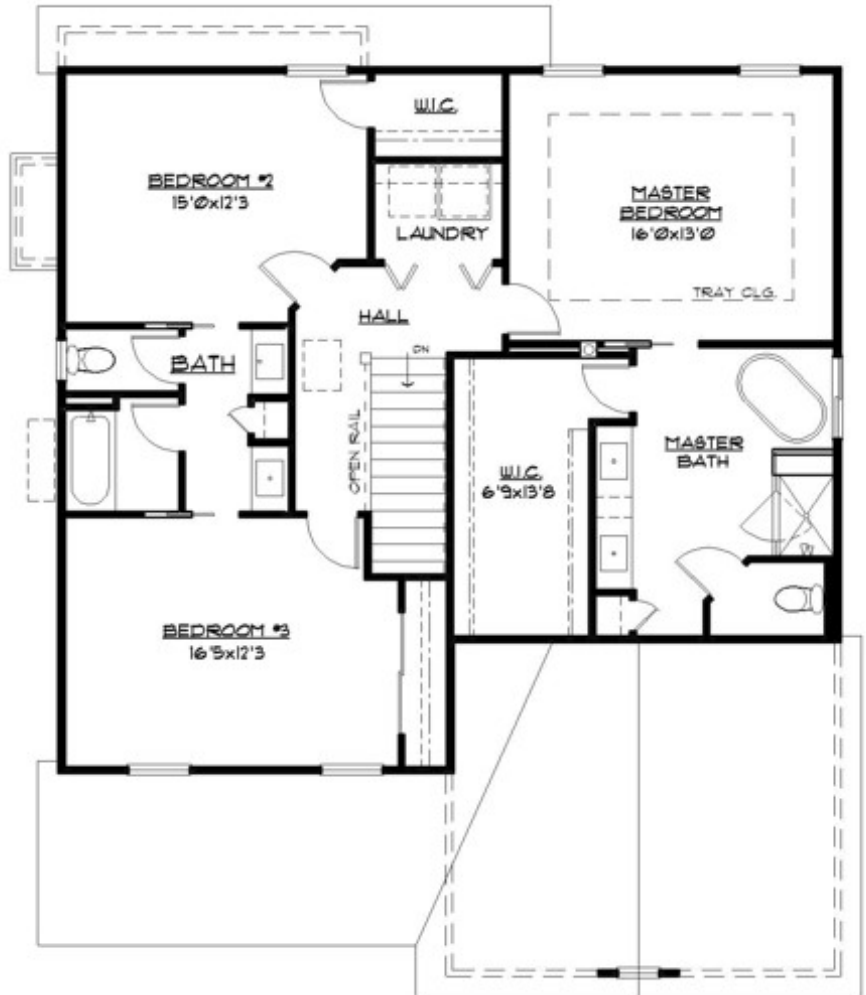
1077 of

4126 Exeter Ave ~ Shrewsbury, 63119



FINISHED LOWER LEVEL

788 sf



SECOND FLOOR PLAN

1176 sf



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 w/ Wide Vinyl Trim on Windows
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Oversized Downspouts & Gutters
Stained Mahogany Craftsman Front Door
2-Car Garage w/ 7' Carriage Style Insulated Overhead Door
Split Shake Vinyl Shingles in Front Gables
Covered Front Porch
Maintenance Free Columns

Electrical

Exhaust Fans In All Baths
Can Lights in Kitchen, Foyer, Breakfast & Family Room & 2nd Floor Hallway
(2) Pendant Lights Over Kitchen Island
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Electric Dryer Hook-Up
Pre-Wire for (2) Phones (CAT5) & (5) Televisions
200 Amp Service w/ 100 Amp Sub Panel
(2) Exterior GFI Outlets (Front & Rear)
Garage Door Opener with (2) Remotes & Remote Key Pad
Prewire Overhead Door Sensors & Button
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 Bedroom
Flood Light in Front & Rear
Barn Lights on Garage
\$2,000 Lighting Allowance

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 Board System Exterior Sheathing
Roof Ridge Vents
80% AFUE Gas Furnace & Digital Setback Thermostat
Energy Efficient 13.0 Seer Air Conditioner

Luxury Master Suite

Adult Height Vanity w/ Granite Top & Rectangular Double Bowl Undermount Sink
Full Plate Glass Mirror
Oversized Ceramic Tile Walk-In Shower w/ 12" Granite Seat
Kohler Mariposa Tub
3/8" Glass Frameless Enclosure
(2) Shower Valves - One For Hand Held Shower on Slide Bar
Tray Ceiling in Master Bedroom
6-15/16" Crown Molding in Tray Ceiling
8" Wide Spread Moen Faucet Chrome Plumbing Fixtures & Bathroom Accessories
Chrome Fixtures & Bath 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

Kitchen & Breakfast Room

Subway Design Tile Backsplash
Under Cabinet Lighting
Center Island w/ Breakfast Bar
Chrome Single Handle Kitchen Faucet With Spray
Full Overlay Wood Cabinetry w/ alternating Wall Cabinets & Crown Molding
Soft Close Doors & Drawers
Quartz Counter Tops
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 Range ~ Over the Range Microwave Oven & Vent Combo
Garbage Disposal ~ Energy Efficient Dishwasher w/ Quiet Design
Water Line for Refrigerator
Large Walk-In Pantry w/ Custom Shelving
Dry Bar w/ Quartz Top Adjacent To Breakfast Room
24" Deep Refrigerator Cabinet w/ End Panel



Framing

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

Interior Finish

Pre Finished Engineered Floors on 1st Floor w/ Matching Flush Mount Oak Registers
LVP Flooring in Finished Lower Level
Wall to Wall Carpeting w/ Pad (where applicable)
Satin Nickel Lever Door Handles (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 & Top of Stairs
Dead Bolts On All Keyed Exterior Doors (Keyed Identical)
Sand Finish Ceilings & Smooth Finish Walls with (2) Coats of Paint
Painted Masonite Smooth 2-Panel Doors Throughout
5¼" "Upscale" Wood Base & 3¼" Casing on Doors
6 15/16" Crown Molding Throughout First Floor
Fiberglass Tub & Shower Unit in Shared & Lower Level Bath
Ceramic Tile Floors Set On Durock in All Baths and Laundry
Adult Height Vanity in Shared & Lower Level Bath
36" Direct Vent Gas Log Fireplace w/ Fan, Glass Front & Wood Mantle
Dining Room w/ Cased Opening & 6-15/16" Crown Molding

Plumbing

(1) 75-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
Cultured Marble Tops w/ Rectangular Bowls in Shared Bath

Powder Room

Chrome Faucet, Vanity Hardware & Accessories
Elongated Toilet
Adult Height Vanity
Quartz Vanity Top w/ Rectangular Bowl
8" Moen Widespread Faucet

Other

Backfill Garage With Rock
Garage Complete w/ Drywall & Paint
Concrete Driveway & Private Walk
Front Landscaping
Sodded Lot to Disturbed Area
Wire Shelving Over Washer & Dryer
In Wall Dryer Box
Cast Iron Address Plaque
Wrought Iron Mailbox
(3) 4040 Lookout Windows in Basement
6' Insulated Sliding Patio Door w/Screen
Finished Lower Level w/ Bedroom, Full Bath & Family Room
(2) 32x15 Slider Windows in Lower Level

Additional Upgrades Included

Wood Engineered Floors on 2nd Floor Hall
w/ Matching Flush Oak Registers
Deep Fiberglass Tub w/ Ceramic Tile Walls in Shared Bath
(1) Additional GFI Outlets in Garage
Slide Bar Dimmer on Can Lights
One Level of Wainscoting in Dining Room
Timbertech Front Porch and Rear Deck
Mechanical Dampening System on HVAC