



YOU'LL LOVE LIFE IN A NEW PENTREX HOME!

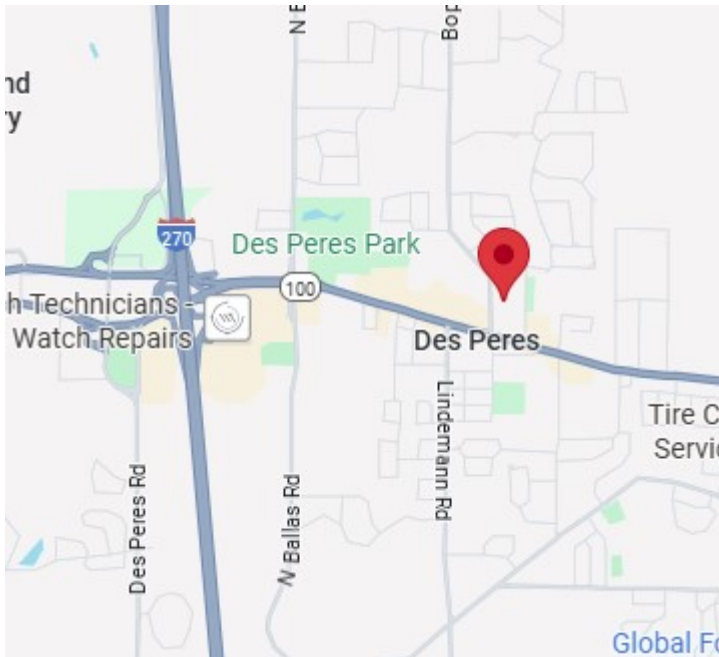


FRONT ELEVATION

1143 Vinetta Dr, Des Peres, 63131



REAR ELEVATION



- 5 Bedrooms w/ 3.5 Bathrooms
- 2-Car Garage
- 2,016 Sq. Ft.
- Finished Lower Level w/ 1,028 Sq. Ft. Includes 4th and 5th Bedroom/Office, Full Bath, Family Room, and Exercise Room
- 11' Ceilings in Kitchen, Foyer, Family & Dining Room
- Large Front Porch

CARPET FREE HOME

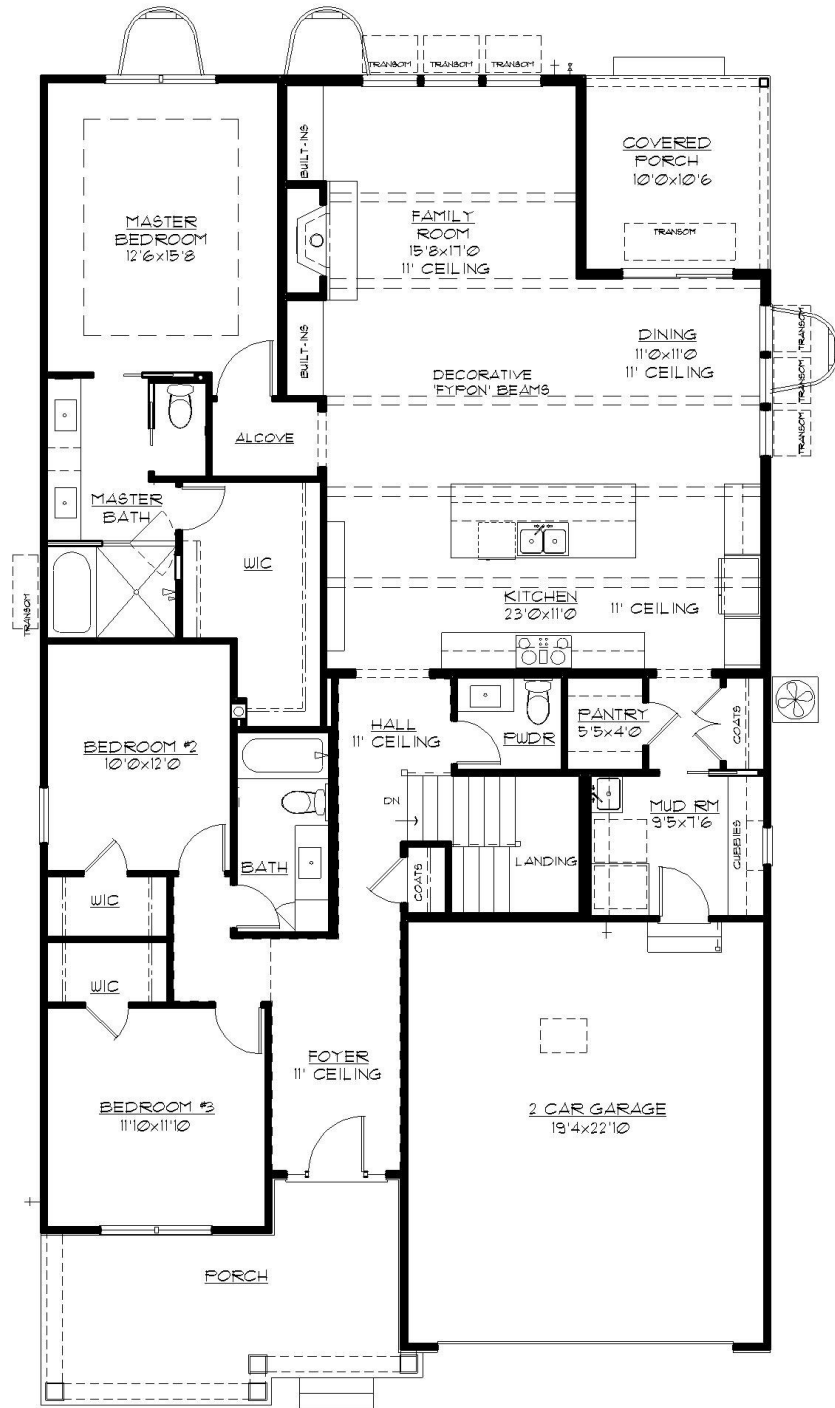
Kirkwood School District

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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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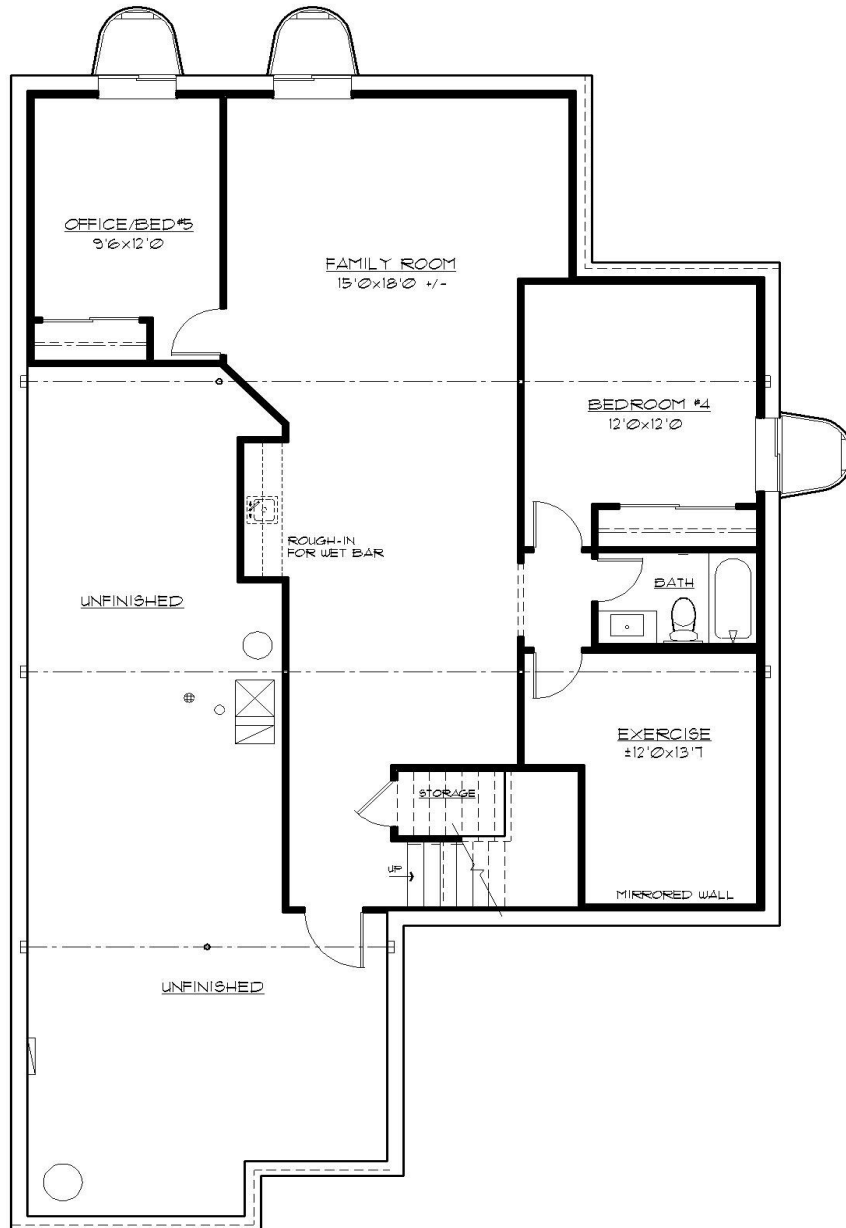


FIRST FLOOR PLAN 2016 SQ. FT.

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LOWER LEVEL PLAN **1155 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 Patio
Maintenance Free Permalite Columns
Oversized Front Porch

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) & (8) 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

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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 & Dining Room

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

Powder Room

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

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

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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 1/4" "Upscale" Wood Base & 3 1/4" 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
Finished L/L w/ Family Room, (2) Bedrooms/Office & Full Bath

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

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 w/Screen
LVP Flooring in Lower Level

Additional Upgrades

Wall Cabinets in Laundry
ADA Toilet in Master Bath
Rough-In Vent & Drain in L/L for Future Wet Bar
1-Level of Craftsman Wainscoting in Foyer & Hallway
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
Custom Shelving In Pantry
Double Oven Wood Cabinet
Wall Mounted Fiberglass Laundry Sink
Krauss KH100 Single Bowl Stainless Sink in Kitchen
Soap Dispenser at Kitchen Sink
Push Button Garage Disposal at Kitchen Sink
Gas Stub Out for Future BBQ
Cabinets on Back of Center Island
Oak Treads & Painted Risers to Lower Level
Deep Fiberglass Tub w/ Ceramic Tile Walls in Hall Bath
Upgraded Lighting
Custom Vanity w/ Quartz Top in Powder Room
Custom Mirror in Powder Room
Stained Fypon Beams in Family, Kitchen & Dining Room
Entertainment Cabinets in Family Room w/ Quartz Tops
Water Glass on 2 Wall Cabinets in Kitchen
14' x 11'6" Concrete Pad in Rear
Tee & Shut Off Valve for Future Irrigation System
7.5" Wood Engineered Silivian Kivi Stone Floors on 1st Floor w/
Matching Flush Floor Registers— Does not Include Baths &
Mud Room
Sound Batting Between Master Bath & Bed #2
Quartz Vanity Top in Master Bath
Wet Room Tub in Master Shower
(4) Pairs of Speakers Throughout
Quartz Top on Buffet Cabinets in Kitchen
T&G Stained Pine in Ceilings of Front & Rear Porches
Wet Room Master Shower
Custom Closet in Master Closet
Numerous Can Lights Throughout
April Aire Humidifier