



YOU'LL LOVE LIFE IN A NEW PENTREX HOME!

12 N. Iola Dr. ~ Webster Groves, 63119



FRONT ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"



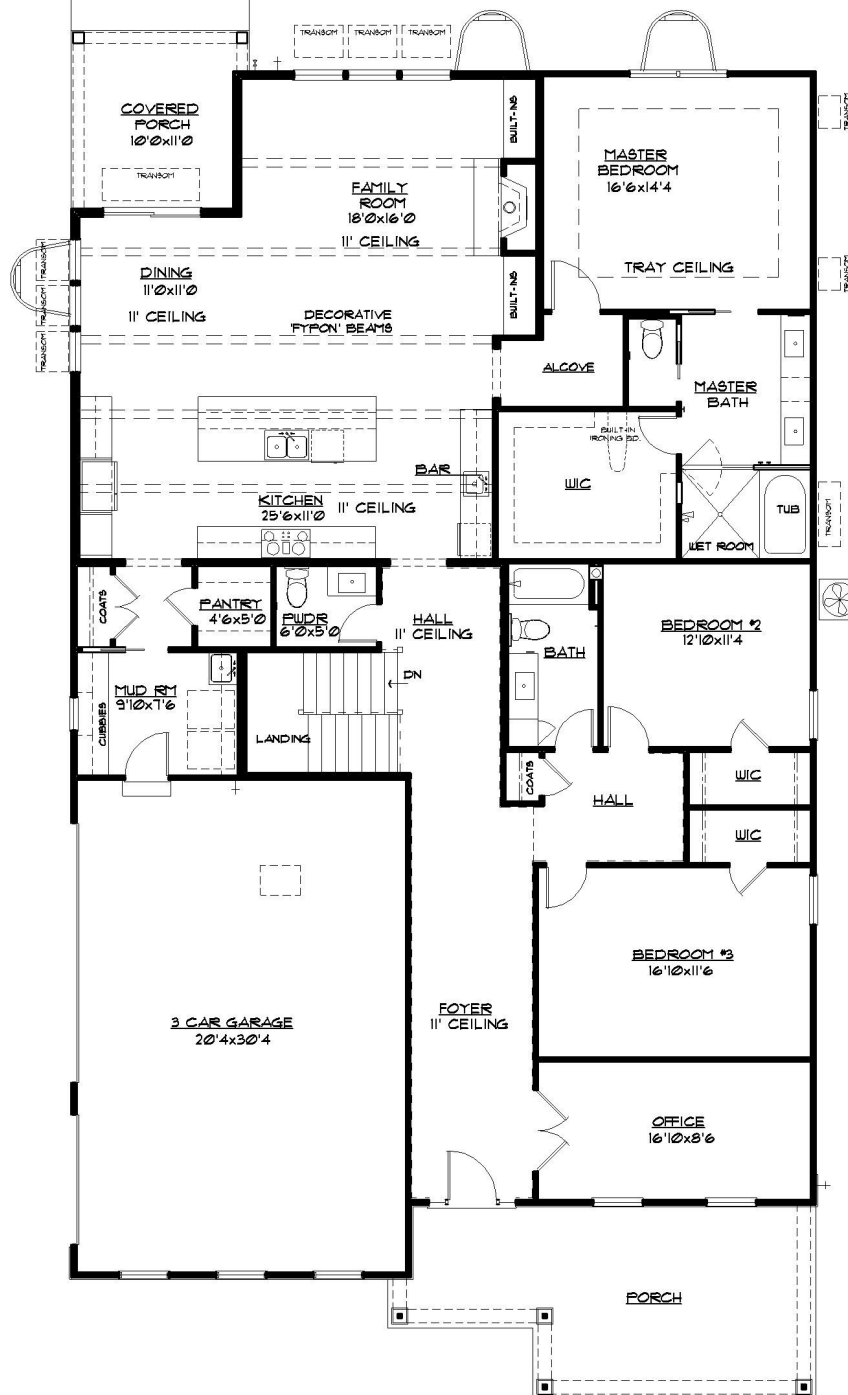
- 5 Bedrooms
- 3.5 Bathrooms
- Dedicated Exercise Room
- 3-Car Side Entry Garage 8' Doors
- 4,006 Total Sq. Ft.
- 2,594 Sq. Ft. 1st Floor
- Finished Lower Level w/1,412 Sq. Ft. Includes 4th and 5th Bedroom, Full Bath, Family Room, and Exercise Room
- Large Covered Front and Back Porch

Webster Groves School District
Walking Distance to Larson Park
Carpet Free Home

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 St. Louis, MO 63146
 E-mail: pentrex@pentrexdev.com
 (314) 993-8006 www.pentrexdev.com



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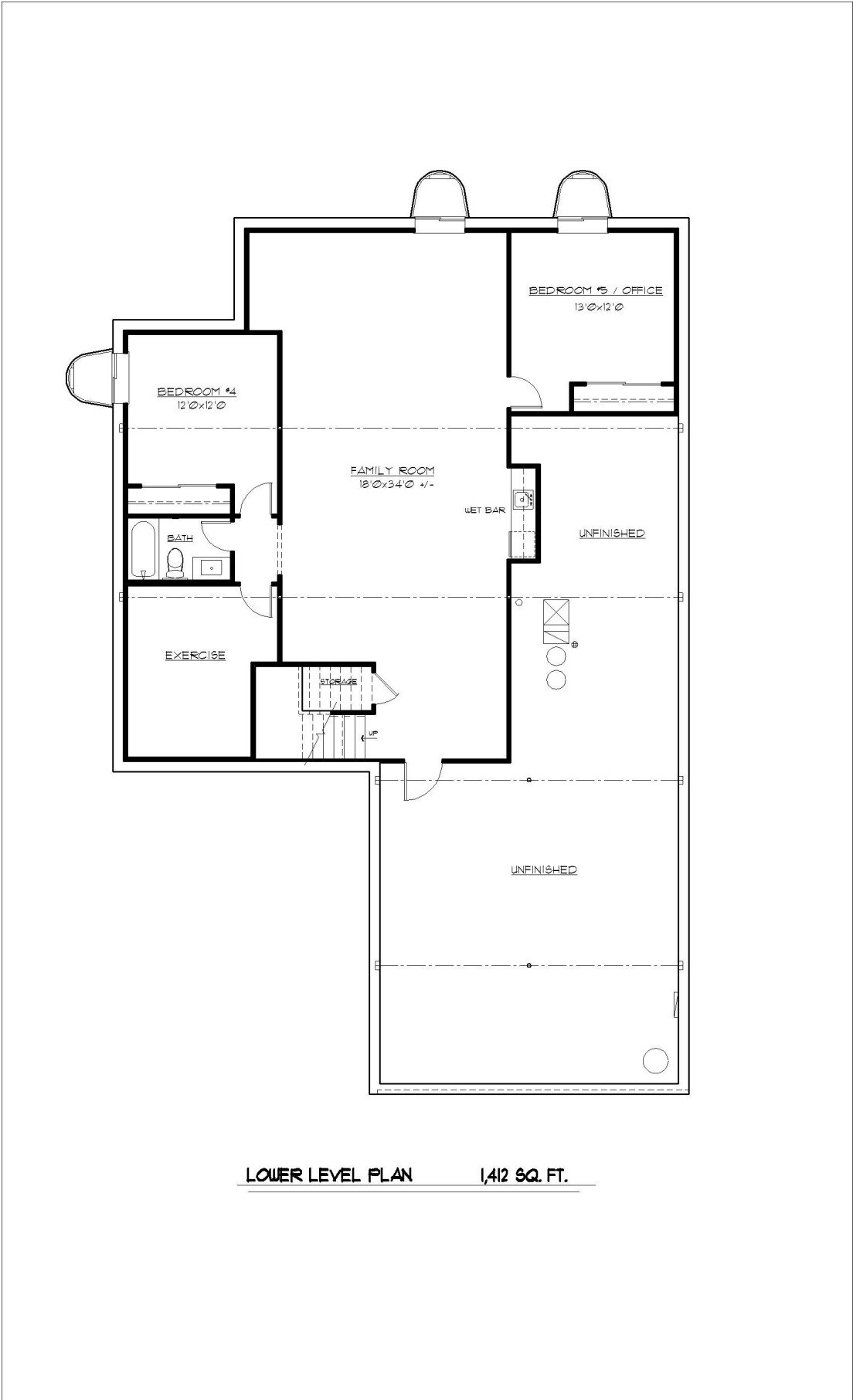


FIRST FLOOR PLAN

2594 SQ. FT.



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LOWER LEVEL PLAN 1,412 SQ. FT.



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Exterior Finish

Enlarged Front Porch
Centurion Stone Front Elevation
Enclosed Pre-Finished Aluminum Exterior Soffits & Fascia
Pre-Finished 5" Downspouts & 6" Gutters w/ Screens
3-Car Side Entry Oversized Garage w/ 8' Tall Doors
8' Insulated Mahogany Front Door w/ (2) 14" 1/4 Glass Sidelights
(4) Maintenance Free Columns on Front Porch

Electrical

Exhaust Fans In All Baths
Front Door Chime
Inter-Connected Smoke Detectors w/ Battery Back-Up
Generous Lighting Fixtures
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) Barn 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 13.8 Seer Air Conditioner
Roof Ridge Vents
Upgraded Insulated Craftsman Style Overhead Garage Door
Foam Sprayed Band Board

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/ Obscured Glass 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
Soft Close Doors & Drawers

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 1/4" "Upscale" Colonial Wood Base & 3 1/4" 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
16' x 10' Concrete Patio
Fully Sodded Lawn To Disturbed Areas
Cast Iron Address Plaque
Wrought Iron Mailbox
\$1,500 Landscape Allowance

Additional Upgrades w/ This Home

Cubbies In Mud Room
Pull Out Trays in Cabinets Throughout Kitchen
Deco-Ends on Kitchen Cabinets
Chrome Door Hardware
April Aire Humidifier on 1st Floor Unit
Rope Lighting on Master Bedroom Ceiling
Upgraded Lighting

Additional Upgrades w/ This Home (Continued)

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
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 & 1 1/4" Painted Spindles on 1st Floor Stairs
Finished Lower Level w/:
4th Bedroom, Full Bath, Family Room, & 5th Bedroom
Custom Shelving in Master Closet & Pantry
Sound Batts in the Following:
Powder Room
Ceiling of Bedroom #5
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
(5) Can Lights on Front Porch
(4) Can Lights on Back 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:
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
Broan Exhaust in Wood Enclosure
Craftsman Wainscoting Foyer to Great Room
Separate Remote for Fireplace in Great Room
Fypon 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
Black Vinyl Interior/Exterior Windows
Lawn & Landscaping Irrigation System
Drop in Tub in Master Bath Wet Room
(2) 40-Gallon Gas Hot Water Heaters
Built-In Ironing Center in Master Closet
Wedi Shelf in Master Shower
Wet Bar on 1st Floor Includes Beverage Center Crown on Cabinets, Stem Holder, Glass Doors, & Quartz Top w/ Ceramic Tile Back-Splash
Wet Bar in Lower Level Includes Beverage Center Crown on Cabinets, Stem Holder, Glass Doors, & Quartz Top w/ 4" Backsplash
Electrical Car Charging Outlet
Honeywell F100 Media Filter
Glass Transom Wall Cabinets w/ Lighting in Kitchen
L/L Exercise Room w/ Mirrored Wall
Up Lighting on Wall Cabinets in Kitchen
April Aire Humidifier
Soft Close Toilet Seats in Master Bath and Powder Room
All Black Plumbing Fixtures and Bath Accessories