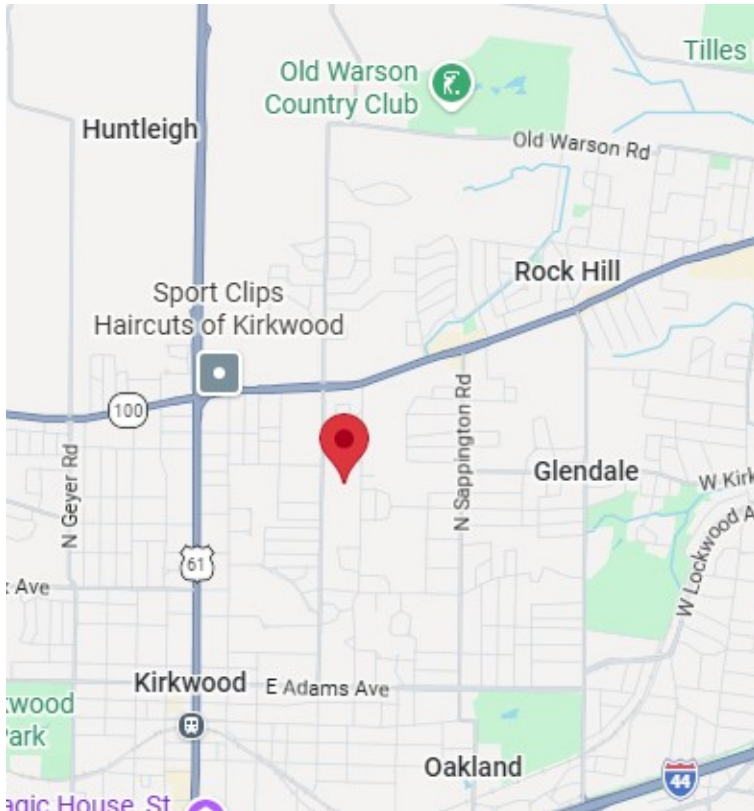




558 Drury Lane, Kirkwood 63122 NEW RANCH HOME

- 5 Bedrooms
- 3.5 Bathrooms
- 3-Car Garage w/ 8' Doors
- 2,417 Sq. Ft. on the Main Level
- Finished Lower Level w/ 1,324 Sq. Ft.
- Includes 4th and 5th Bedroom/Office, Full Bath, Wet Bar, Family Room, and Exercise Room
- 11' Ceilings in Kitchen, Family, Dining Room & Foyer
- Irrigation System for Yard & Landscaping

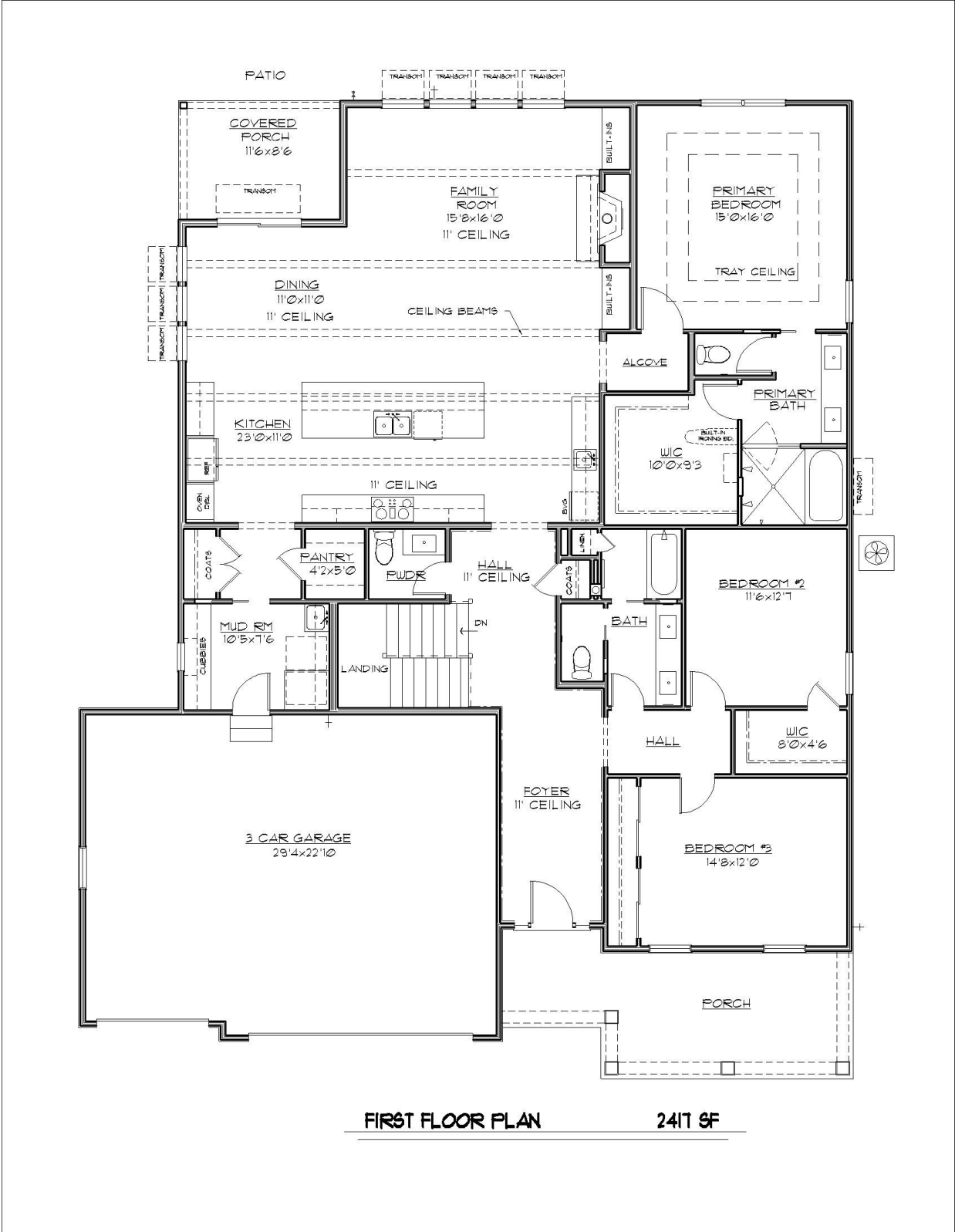
Kirkwood School District Carpet Free Home

Home Built By: Pentrex Development Corporation
11736 Lackland Industrial Drive St. Louis, MO 63146
www.pentrexdev.com
Email: pentrex@pentrexdev.com 314.993.8006

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.

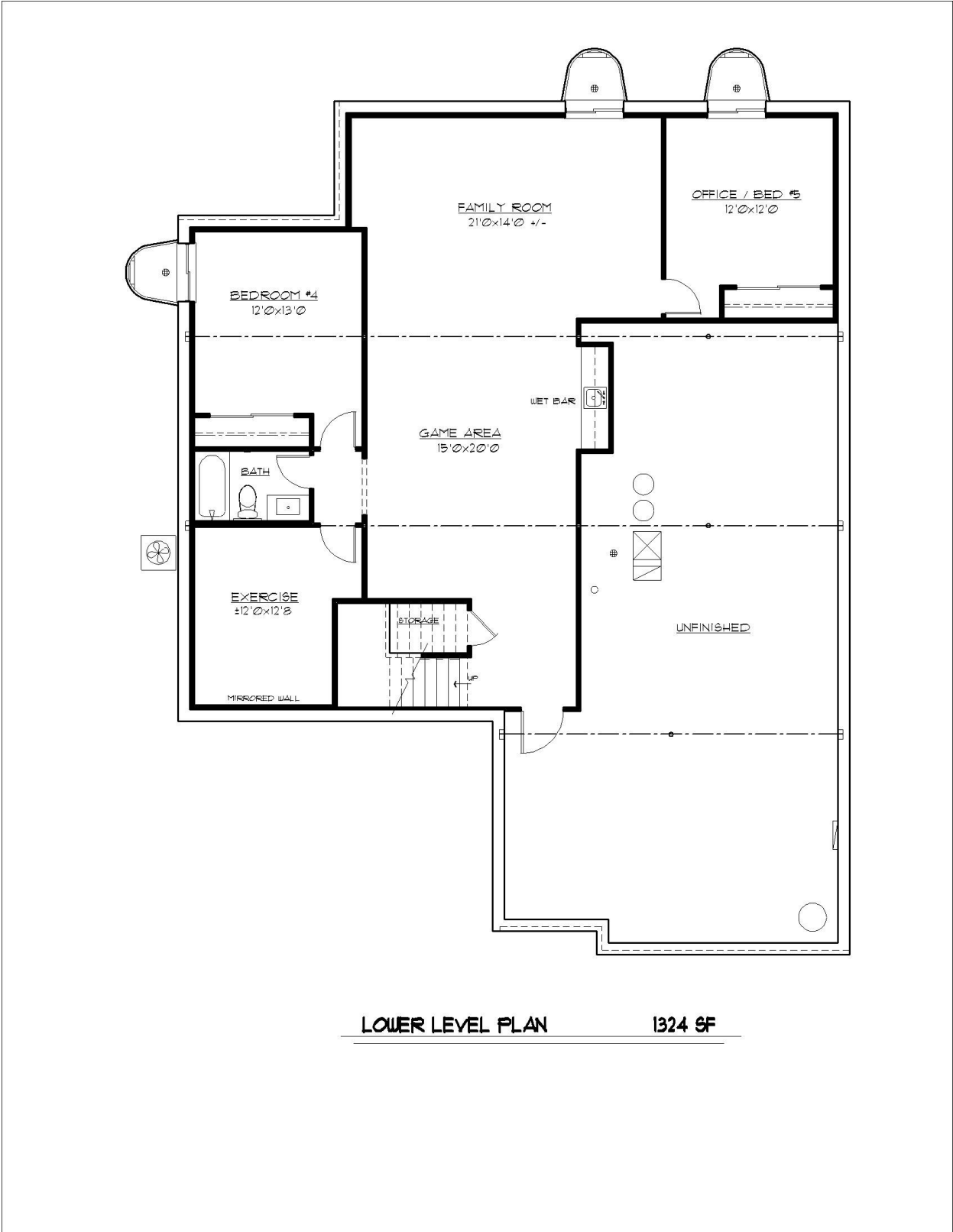


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Exterior Finish

30-Year Architectural Roof Shingles w/ Felt Paper
Steep Pitch Roof Gables on Front Elevation
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
8' Stained Mahogany Front Door w/ 2 Sidelights
3-Car Front Entry Garage w/ 8' Insulated Overhead Doors
11.6" x 8.6" Enlarged Covered Rear Porch
18" x 9' Enlarged Covered Front 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)
(2) Garage Door Openers w/ (3) 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, Covered Porch & Rear Covered Deck
Flood Light in Rear
Coach Lights on Garage
(2) GFI Outlets in Garage
(2) GFI Outlets Front Elevation Up High
USB Outlet in Kitchen
(2) USB Outlets in Master Bedroom
\$2,550 Lighting Allowance

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 Joints 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

Luxury Primary Suite

Adult Height Vanity w/ Quartz Double Rectangular Bowl Sink
Walk-In Shower w/ Ceramic Tile Walls & Seat, 3/8" Glass Semi-Frameless
Shower Door & Cultured Marble Shower Base
2 Shower Head w/ (1) Hand Held Diverter on Slide Bar
Tray Ceiling w/ 2 Rows of Crown Molding in Master Bedroom
Chrome Plumbing 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
Transom Window in Shower w/ Obscure Glass
8" Widespread Faucets
Wide Door Openings

Kitchen & Breakfast Room

Subway Design Ceramic Tile Backsplash w/ 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
Quartz Counter Tops
Tilt Out Soap Tray at Kitchen Sink
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

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

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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, 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 Baluster to 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 Bed 2 & 3, Powder Room & 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
Numerous Cased Openings
Custom Cubbies
Finished L/L w/ Family Room, 2 Bedrooms, Wet Bar & Full Bath

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
(3) 4040 Windows in Lower Level
6' Insulated Sliding Patio Door w/Screen
LVP Flooring in Lower Level



558 Drury Ln, Kirkwood 63122

Upgrades Included w/ Home

11' Ceilings in Foyer, Hallway, Kitchen, Family & Dining Room
Wall Cabinets in 1st Floor Laundry
ADA Toilet in Primary 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 Casltedale 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 Primary Walk-In Closet
Crown Molding in Primary Closet
Quaker Black Vinyl Windows Exterior/Interior
Ceramic Tile Walls w/ Soaking Tub/Shower in Shared / Hall 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

Upgrades Included w/ Home

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 8"x10" Fypon Beams in Family Room, Kitchen & Breakfast Room
Numerous Pull Out Trays in Kitchen
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
Centurion Stone Down Side of Home
Built-In Ironing Board in Primary Closet
Kohler Tub in Primary Wet Room Bath
Sound Proof Ceiling Below Primary Bedroom & In Between Primary Bedroom and Bedroom #2 and Family Room