

THE park SERIES

AT

2213 10th st

For a limited time, this package is included at no additional charge!

- Fully sodded lawn (not seeded!)
- Masonry exterior with stone foundation
- Zoned heating & cooling by Lennox®
- Upgrade to 7 1/2" baseboard package
- Upgrade to 7" crown molding package
- Tankless hot water heater

FRONT ENTRY

- 21 ft. floor-to-ceiling grand entry
- 11 ft. ceilings throughout first floor
- Exotic hardwood flooring throughout
- Oak staircase
- Custom front door with deadbolt lock, arched transom
- Entry chandelier

MASTER SUITE AND BATHROOM AREAS

- Exotic hardwood flooring
- Oversized walk-in closet
- Beverage bar option in master suite
- Jacuzzi bathtub with whirlpool jets
- Oversized custom tile shower with 2 shower heads
- Double bowl sinks with granite countertops
- Low maintenance closet shelving
- Bath fixtures by Moen® or similar
- Anti-scald shower valves
- Ceiling fan
- Crown molding throughout entire second floor

KITCHEN AND BREAKFAST AREAS

- Stainless steel appliances by Jenn-Air®
- Custom maple cabinetry
- Large chef-style center island with gas cooktop
- Granite countertops
- Under cabinet lighting system
- Stainless steel double bowl sink
- 1/3 hp continuous feed disposal by In-Sink-Erator®
- Exotic hardwood flooring
- See-thru fireplace built into dining and living room

LIVING AREAS AND DINING ROOM

- Exotic hardwood flooring
- Crown molding package throughout entire first floor
- 7 1/2" baseboard package throughout
- 2-sided Gas fireplace with custom mantles
- Two coats of paint on all interior walls with smooth finish
- Second floor laundry with 2nd floor electrical sub-panel
- Ceiling fan/chandelier

ENERGY PACKAGE

- Double pane thermal break windows with easy to clean removable lower sash
- R-30 blown ceiling insulation

- R-13 wall insulation with 7/16" OSB sheathing
- Energy efficient ZONED gas heating system by Lennox®
- (2) Energy efficient air conditioners by Lennox®

ADDITIONAL PIPER PROPERTIES QUALITY CONSTRUCTION FEATURES

- Oversize 2-car garage with lighting and door opener
- Poured concrete 8' basement walls
- Hydro channel drain system with sump basket & pump
- 3' concrete sidewalks
- Full brick façade
- Two anti-freeze exterior faucets
- Copper plumbing feed lines and PVC returns
- Copper electrical wiring with 200-amp service
- 1" water service for maximum water pressure
- Smoke detectors on all levels
- Fast recovery 80 gallon gas hot water heater
- 2x4 exterior walls with 1/2" drywall (fastened with screws and border nails to minimize nail pops)
- Electric dryer outlet
- Sub-floor is 3/4" tongue and groove OSB, glued and nailed
- Pre-finished gutters and downspouts for extended wear
- Side and rear yard graded and seeded
- Cable TV wiring in all bedrooms and living areas
- SilentFloor® Trussjoist system for stability
- Wired doorbell
- Masonry inlay house number

Offered at 549,900



"Authentic st. louis homes"



(314) 568-5296



Visit Us Online At

www.PIPERPROPERTIES.net