

THE GASLAMP SERIES

AT
1419 Dolman St.

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

- Custom 7.5" crown moulding & baseboard package
- Fully sodded lawn (not seeded!)
- Full brick and side façades
- 90% efficiency zoned Heating & Cooling by Lennox®

FRONT ENTRY

- 12' first floor ceilings, 8' first floor doors with stain package
- Premium Kempest hardwood flooring
- Open to second floor (22 ft. ceiling entry)
- Front door with deadbolt lock and arched transom

MASTER SUITE AND BATHROOM AREAS

- Hardwood flooring in master suite, premium ceramic tile in baths with borders and brick-lay patterns
- Huge walk-in closet with french doors
- Triangular jacuzzi bathtub with whirlpool jets
- Custom 10' shower with tile surround
- Double bowl sinks with granite tops
- Low maintenance closet shelving
- Brushed nickel bath fixtures
- Anti-scald shower valves
- Ceiling fans
- Master bedroom balcony walkout with french doors

KITCHEN AND BREAKFAST AREAS

- Efficient high-end stainless steel appliances by Frigidaire®
- Custom oak finish wood cabinetry, or choose your own!
- Large chef-style center island, Butler pantry with
- Granite countertops
- Stainless steel double bowl sink
- Built-in desk area
- 1/3 horsepower continuous feed disposal
- Self-cleaning stainless double ovens by Frigidaire®
- Hardwood Flooring

LIVING AREAS AND DINING ROOM

- Premium hardwood flooring
- See-thru gas fireplace with oak mantle
- Optional 2nd fireplace
- Premium wall-to-wall carpeting with 1/2" pad throughout (upstairs bedrooms)
- Two coats of paint on all interior walls with smooth finish
- Second floor laundry
- Ceiling fans
- Stained 8' pine interior doors

ENERGY PACKAGE

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

- R-13 wall insulation with 7/16" OSB sheathing
- Energy efficient gas-fired central heating system, 90% efficient by Lennox®
- 2 Energy efficient air conditioners by Lennox®

ADDITIONAL PIPER PROPERTIES QUALITY CONSTRUCTION FEATURES

- Oversize 2-car garage with lighting and door opener
- \$1,000 lighting allowance
- Poured concrete basement walls, finishable basement
- Hydro channel drain system with sump basket
- 3' concrete sidewalks
- Full brick front and side façade with stone accents
- Two anti-freeze exterior faucets
- Copper plumbing feed lines and PVC returns
- Copper electrical wiring with 200-amp service
- Smoke detectors on all levels
- Fast recovery energy efficient 50 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

Presented By:

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(314) 568-5296



**PIPER
PROPERTIES**

"Authentic st. louis homes"