

THE GASLAMP SERIES

AT
2014 Senate St.

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

- Custom Crown moulding package
- Fully sodded lawn (not seeded!)
- Full brick façade
- 90% efficiency **zoned** heating & cooling by Goodman®
- Exterior gaslamps

FRONT ENTRY

- Premium Kempest hardwood flooring
- Open to second floor (22ft. ceiling entry)
- Stained or painted front door with deadbolt lock, and arched transom
- Gas lamps-outside front lighting

MASTER SUITE AND BATHROOM AREAS

- Hardwood in master bedroom, premium ceramic tile in baths
- Huge walk-in closet with crown molding
- Triangular jacuzzi bathtub with whirlpool jets
- Custom shower with tile surround
- Double bowl sinks with granite tops
- Low maintenance closet shelving
- Brushed nickel bath fixtures
- Anti-scald shower valves
- Ceiling fans

KITCHEN AND BREAKFAST AREAS

- Efficient stainless steel appliances by Frigidaire®
- Custom oak finish wood cabinetry (or choose your own!)
- Large chef-style center island
- Granite countertops
- Stainless steel double bowl undermount sink
- 1/3 horsepower continuous feed disposal
- Self-cleaning double ovens by Frigidaire®
- Kempest hardwood Flooring

LIVING AREAS AND DINING ROOM

- Kempest hardwood flooring
- See-thru gas 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

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 gas-fired central heating system, 90% efficient by Lennox®
- 2 Energy efficient air conditioners by Goodman®

ADDITIONAL PIPER PROPERTIES QUALITY CONSTRUCTION FEATURES

- Oversize 2-car garage with lighting and door opener
- \$1,000 lighting allowance
- Poured concrete basement walls
- Hydro channel drain system with sump basket
- 3' concrete sidewalks
- Full brick front façade with 2' return
- 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 & phone wiring in all bedrooms and living areas
- SilentFloor® Trussjoist system for stability
- Wired doorbell
- Built-in stone house number

Presented By:

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**PIPER
PROPERTIES**

"Authentic st. louis homes"