

# ***THE GASLAMP SERIES***

AT  
*3329 Indiana St.*

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

- Fully sodded lawn (not seeded!)
- Full brick façade with stone accents
- 90% efficiency furnace and air conditioner by Lennox®
- Exterior gaslamps
- Upgrade to 5 1/2" baseboard package
- Upgrade to 6" crown molding package

**FRONT ENTRY**

- Oak hardwood flooring
- Oak staircase
- Custom front door with deadbolt lock, rectangular transom
- Gaslamps (outside front lighting)

**MASTER SUITE AND BATHROOM AREAS**

- Carpet in bedrooms, premium ceramic tile in baths
- Oversize walk-in closet with french doors
- Triangular heated jacuzzi bathtub with whirlpool jets
- Double bowl sinks
- Low maintenance closet shelving
- Bath fixtures by Moen®
- Anti-scald shower valves
- Ceiling fan with remote control

**KITCHEN AND BREAKFAST AREAS**

- Efficient high-end appliances by Frigidaire®
- Custom maple cabinetry
- Large chef-style center island
- Available upgrage to granite countertops
- Stainless steel double bowl sink
- 1/3 horsepower continuous feed disposal by In-Sink-Erator®
- Premium oak hardwood flooring
- See-thru fireplace built into dining and living room

**LIVING AREAS AND DINING ROOM**

- Oak hardwood flooring in dining room, premium carpet in living room
- Crown moulding package with tray lighted ceiling
- 5 1/2" baseboard package throughout
- 2-sided Gas fireplace with custom mantles
- Premium hardwood flooring
- Two coats of paint on all interior walls with smooth finish
- Second floor laundry with 2nd floor electrical sub-panel
- Ceiling fan/chandalier

**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®
- Energy efficient air conditioner by Lennox®

**ADDITIONAL PIPER PROPERTIES QUALITY CONSTRUCTION FEATURES**

- Oversize 2-car garage with lighting and door opener
- Poured concrete 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 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
- Gold and black Soulard-style home number

Presented By:

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Real Estate Group

*"Professional real estate strategists"*

**(314) 568-5296**



**PIPER  
PROPERTIES**

*"Authentic st. louis homes"*

**MORE ON OTHER SIDE!!**