

2 Devondale Lane, Frontenac, Missouri 63131

Included features

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GOURMET KITCHEN

Luxury kitchen appliances:

- Thermador stainless steel 36" five-burner gas cooktop.
- Thermador stainless steel 30" double wall ovens.
- Thermador stainless steel built-in MicroDrawer microwave oven.
- Thermador stainless steel dishwasher
- 36" chimney style stainless steel 400 CFM hood.
- Sub-Zero 42" French door refrigerator.
- U-Line undercounter beverage center - stainless steel with glass at Butler's Pantry.
- Kohler Strive 32"x18-5/16"x9-5/16" Smart Divide undermount large/medium double-bowl kitchen sink with basin rack and drying bridge.
- Kohler Bellera polished chrome kitchen sink faucet with pulldown 16-3/4" spout and right-hand lever handle, DockNetik magnetic docking system and a 3-function sprayhead featuring Sweep spray.
- Insinkerator sound-insulated food waste disposer with air switch.
- Transitional design polished chrome soap/lotion dispenser.
- Custom Wellborn Cabinetry: High quality 3/4" solid wood face frame; 1/2" plywood sides; 3/4" furniture board laminated with melamine shelves; 5/8" closed grain wood drawer construction with dovetail joints and full-extension undermount self-closing guides. Features include decorative crown and lighting rail mouldings, door panel backs and ends, trash can pullout and a wall cabinet with finished interior and a pair of glass doors at Butler's Pantry. Island has furniture base on three sides.
- 3 cm Cambria Quartz countertops in kitchen & butler's pantry: Beautiful and one of the hardest solid surfaces available; resistant to stains, knicks, scratches and acid damage.
- Butler's Pantry also includes Kohler undermount Vault sink and Hans Grohe bar faucet.
- Kitchen and Butler's Pantry backsplashes from countertop to wall cabinetry constructed with designer selection of 3"x6" tiles, brick set, from Retroclassique by Florida Tiles, Profiles and Profiles Bevel by American Olean and Soho by Anatolia.
- Wired for undercabinet lighting at kitchen and butler's pantry, per final layout and design.
- Custom laminate shelving allowance in pantry.

LUXURIOUS MASTER BATH SUITE

- 3 cm Cambria quartz remnant vanity tops with rectangular Ladena 20-7/8"x14-3/8"x8-1/8" undermount bathroom sink in white. Kohler Devonshire widespread sink faucet with lever handles on Wellborn Bath Vanity Cabinets.
- Kohler Sunstruck 66"x36" oval freestanding white soaking tub with straight shroud and center drain and Devonshire deck/rim-mount bath faucet trim for highflow valve with 9" non-diverter polished chrome spout and lever handles.
- Custom shower with Atlas Concorde Marvel Mosaic Porcelain Tile Floor, 12"x24" Polished Porcelain Tile Walls with wide selection of tiles for a vertical or horizontal accent and a Nobel tiled built-in shampoo niche. Showering fixtures include a Devonshire Rite-Temp pressure-balancing shower faucet with lever handle, Bancroft 2.5 gpm multifunction handshower on slidebar with a DevonMastershower 60" metal shower hose controlled by Devonshire valve trim for 3-way transfer valve with lever handle. Entry over a stone threshold is accomplished with a 3/8" glass swing door in glass wall. Fixtures and metal are polished chrome.
- Highline Classic Comfort Height two-piece elongated 1.28 gpf toilet with Five flush technology and left-hand trip lever with a Cachet Quiet-Close with Grip-Tight elongated toilet seat.



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- Polished chrome Kohler Devonshire bath accessories, including toilet tissue holder, towel rings or hand towel bar and bath towel bar
- Atlas Concorde 12"x24" honed porcelain tile laid in brick, 1/3 or straight pattern on the floor.
- 48" tall expansive plate glass mirrors with cutout for light fixtures over vanities.

POWDER ROOM

- 3 cm Quartz vanity tops with oval undermount bathroom sink in obsidian or white on Wellborn cabinetry vanity. Devonshire widespread bathroom sink faucet with lever handles.
- Kohler Archer Comfort Height two-piece elongated 1.28 gpf toilet with AquaPiston flush technology.
- Kohler Alteo towel ring.
- Kohler Alteo pivoting toilet tissue holder.

SECONDARY BATHS & COOK'S BATH

- Remnant vanity tops with Kohler Caxton 17"x14" undermount white bathroom sink with Alteo polished chrome center-set sink faucets with two lever handles on Wellborn cabinetry.
- Highline Classic Comfort Height two-piece elongated 1.28 gpf toilet with Five flush technology and left-hand trip lever with a Cachet Quiet-Close with Grip-Tight elongated toilet seat.
- Sterling Ensemble Shower Bases with slip-resistant surface, Anatolia Soho 4"x16" ceramic tile, brickset or 1/3 set surround with white Questech 8" corner shampoo shelf and separate wall soap holder. Shower faucet is Kohler Alteo shower trim.
- Polished chrome Kohler Alteo bath accessories including toilet tissue holder, towel rings or hand towel bar and a bath towel bar.

- Marazzi 12"x24" Silk Ceramic Tile laid in brick set on the floor.

GRACIOUS INTERIOR ASPECTS

Ceiling Features:

- 2 Devondale
 - 8'-10" foundation permits up to 8'-7" ceiling height in Lower Level
 - Tray ceiling with crown mould in Dining Room
 - 2-story ceiling height in Foyer
 - 10' main floor & 9' Second Floor
 - Coffered ceiling in Master Bedroom
 - Beamed vaulted ceiling in Great Room

Flooring:

- 3/4" x 5" T&G select red oak plank flooring, job-finished, in foyer, first floor gallery, great room, powder room, dining room, kitchen, breakfast room, study and mudroom/laundry.
- Carpeting over 8 lb pad in master bedroom, bedrooms, closets, bonus rooms & second floor gallery.
 - Bedrooms and bonus rooms: Tuftex Fido cut pile carpeting featuring 100% Stainmaster Superia SD fiber.
- Ceramic tile flooring in bedroom baths. See room descriptions for specifics.

Millwork, Custom Built-ins & Paint:

- Select red oak staircase skillfully crafted with colonial over-the-post railing, newel posts & stair treads; poplar skirtboards & aprons and iron balusters from lower level to second floor.
- Painted millwork, mouldings and built-in bookcases:
 - Traditional 7-1/4" baseboards on main floor and 5-1/4" baseboard on second floor.
 - Traditional 3-1/4" casing on doors, windows & selected openings.
 - Window sills and aprons.
 - 7-1/4" single-piece crown moulding in foyer, first



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floor gallery, master bedroom vestibule, powder room, master bedroom and study.

- 5-1/4" single-piece crown moulding at perimeter of dining room.
 - Chair rail and wainscot with panel moulding in dining room, foyer, stairs and study.
 - Cased openings in foyer, gallery, dining room and study.
 - Custom bookcases in great room.
 - Two-panel interior doors with choice of brushed nickel or oil rubbed bronze hardware. See plans for door sizes.
 - Cubbies including bench with open shoe storage, beadboard back, coat hooks, overhead open storage and shelf in mud room entry.
 - Custom Express laminate storage systems, per plans:
 - Planning centers with knee spaces, expansive formica work surfaces and storage in the mud room and first floor laundry.
 - Custom laminate shelving allowance in master closets.
 - Smooth finish walls and ceilings. Walls finished with two coats of Porter's PPG Latex Silken Touch flat wall paint.
 - Millwork, mouldings, doors and built-ins finished with Porter's PPG latex semi-gloss trim paint.
- Other:*
- TJI Silent Floor System or Timberstrand Joists with engineered wood trusses and Advantech flooring, an APA-Rated Sturd-I-Floor product with enhanced physical properties that reduce edge swell and increase dimensional stability.
 - HEAT & GLO 6000 CL Gas Direct Vent Fireplace featuring bold fires, high efficiency performance, LED accent lighting and wireless control of flame and fan. Hearth and surrounds include a selection of marble and painted traditional wood surround mantels.
 - Five (5) locations of your choice include wiring for smart television with direct-connect ability and cable-tuner ability (category 6 data & RG-6 cable).
 - Rough-in wiring for whole-house wireless access points for WI-FI network (category 6 data jack cable runs).
 - Wired whole-house security system rough-in, including wired surveillance system rough-in for six (6) cameras.
 - Copper water pipes & fittings installed by plumbers provide reliable and safe water distribution.
 - Home is hardwired with battery back-up for interconnected smoke detectors and a carbon monoxide detector.
 - Convenient first floor laundry room with choice of gas or electric dryer service. Laundry includes laminate base and wall cabinetry and countertops with Kohler Vault 25"x22"x9-5/16" top-mount medium single-bowl kitchen sink with single faucet hold and Simplice single-hole kitchen sink faucet with 16-5/8" pulldown spout, DockNetik magnetic docking system and a 3-function sprayhead featuring Sweep spray.
 - Recessed lighting cans and wiring included over master bath tub, master shower and accenting wall above fireplace. Trim rings provided by owner.
 - Twenty-two additional recessed cans and five rocker panel switches are available for owner's discretionary use throughout the home. Trim rings provided by owner. Planning, placement and lighting design provided by Metro Lighting.
 - Listed Sale Price includes up to \$1,000 of lighting fixtures and electrical devices, provided as an allowance, at Metro Lighting. Professional and qualified lighting designers work with DH clients to ensure the highest quality of lighting distribution and ambiance.



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LOWER LEVEL AMENITIES

- High Foundation Pour with egress window well. Allows 8'-7" ceiling height.
- Stair to finished lower level.
- Egress window and accessible window well on in-grade homesites.
- All plumbing valves, wiring and circuit breakers are clearly identified for owner's convenient reference.
- Approximately 1,500 square feet of finished lower level with recreation room, bedroom and full-shower bath.

EXTERIOR AMENITIES

- Beautiful brick and stone front elevation with sides and rear elevations having a minimum of 60% masonry on the exterior.
- Architectural roof shingles installed in accordance with manufacturer's recommendations, inspected by DH Custom Homes.
- Beautiful, low-maintenance James Hardie siding products installed in accordance with manufacturer's recommendations.
- Pella Lifestyle Series windows with Low-e insulated glass with argon provide balanced insulation for cold winters and hot summers. 7/8" Simulated-Divided Light grilles provide the historic look of window panes inside and out. Jamb liners provide beautiful window returns and a base for traditional window casing and sills with aprons on the interior.
- Pella Lifestyle Series sliding and hinged patio doors with Endura Clad exteriors, Low-e insulating glass with argon and 7/8" simulated-divided-light grilles, In-view screen, multi-point locking system on hinged doors and a single-point locking system on sliding doors.
- Elegant Mahogany Arched 8' tall entry doors featuring

true divided lites with clear beveled insulated glass, a pair of Schlage handlesets and a thumb turn deadbolt in brushed nickel or oil-rubbed bronze finish.

- Delden Vintage Plus 2000 Series premium low-maintenance, embossed-panel 8' tall insulated garage doors with LiftMaster smart, quiet and energy-efficient 1/2 horsepower belt-driven garage door openers.
- Secondary moisture protection inclusive of felt, ice and water shield, metal roof pans, Tyvek house wrap, Tyvek Flex wrap, Protecto tape and flashing expertly installed over framing and around windows and doors offers superior protection against air infiltration and sheds moisture away from the home's structure.
- Miratec, resistant to moisture, insects, mildew and expansion and contraction, provides years of low-maintenance beautiful exterior trim work.
- Vinyl-paneled or louvered shutters, as shown on plans.
- Pre-finished 6" aluminum gutters and 4" downspouts provide efficient collection and distribution of stormwater runoff.
- Home placement and site grading are carefully engineered to provide excellent stormwater management and protection of your investment in the home and exterior amenities.
- PolyCoat Waterproofing System combined with interior and exterior drantile system, sump pit and pump includes a 10-year Dry Basement Warranty.
- Two frost-proof hose bibs.
- Concrete circle driveway, turnaround pad and privacy walk with soft-broom finish combine beauty and function.
- Concrete porches and sills with steel-troweled finish.
- 320 sq. ft. covered outdoor living area with pavers and outdoor fireplace.



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- Listed Sale Price includes up to \$40,000 of professional landscaping and lawn irrigation for the home, provided as an allowance.
- Fully-sodded yards.
- 4" tall address numbers visible to street placed in accordance with Owner's preference.
- Professional Subterranean Termite Treatment Certificate includes a one-year warranty with up to \$250,000 repair reimbursement due to subterranean termite damage. Certificate is renewable annually by Owner for up to 20 years.

ENERGY CONSERVATION FEATURES

- Energy Star Qualified Dishwasher.
- R-21 Kraft Faced wall batt insulation & R-38 blown-in ceiling insulation.
- Low-e argon-filled insulated windows.
- Programmable 92% efficient gas zoned heating and cooling systems with a 13 SEER rating.
- Humidifier on primary HVAC system.
- Two 50-gallon rapid recovery gas water heaters.
- Low-pressure hot water circulating system.

ALLOWANCES

- Appliances - \$25,000
- Cabinetry - \$60,000
- Lighting Fixtures - \$1,000
- Landscaping & Irrigation - \$40,000
- Laminate Shelving Systems - \$6,000
- Outdoor Kitchen & Patio - \$20,000 - assumes approximately 10' of kitchen base cabinets & separate patio
- Front Door - \$5,000



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