

4384 McPherson

UIC Homes

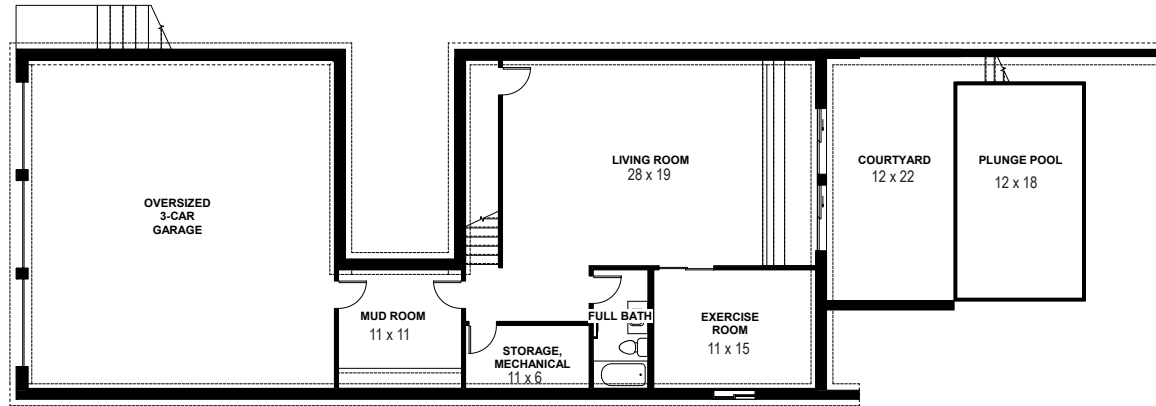
contemporary home in
the **central west end**

- new construction
- two-story home with finished lower level
- ground floor primary suite and 3 bedrooms on 2nd floor
- 4.5 baths
- attached garage
- 3000sf 1st & 2nd Floor, 900sf finished lower level

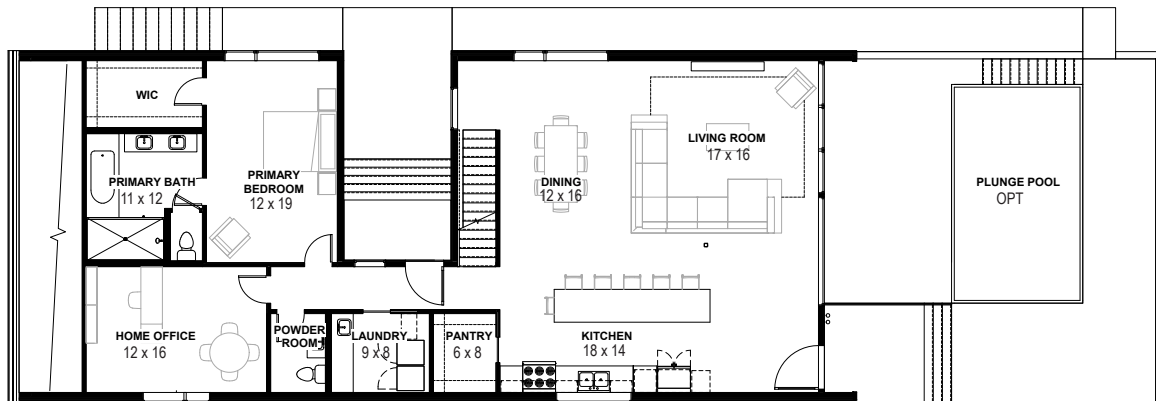


call 314.440.4641 or e-mail sgibson@uicstl.com

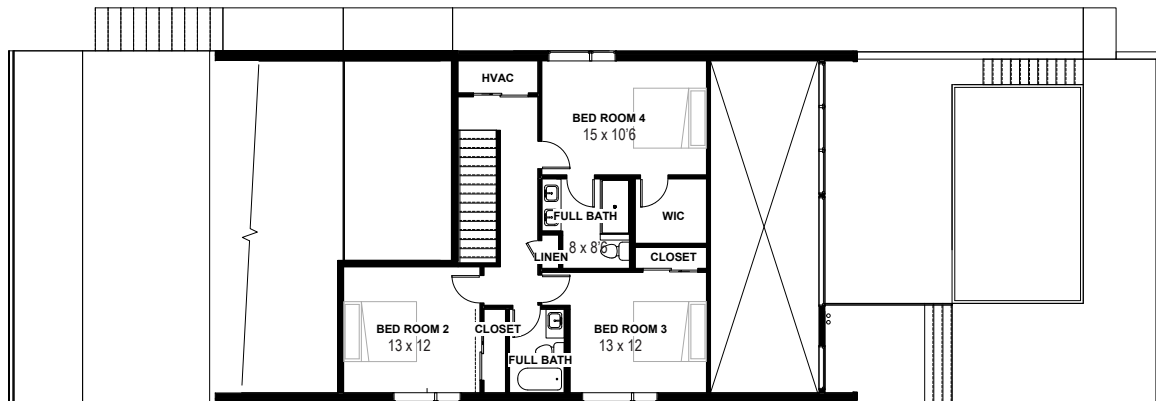
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LOWER LEVEL PLAN

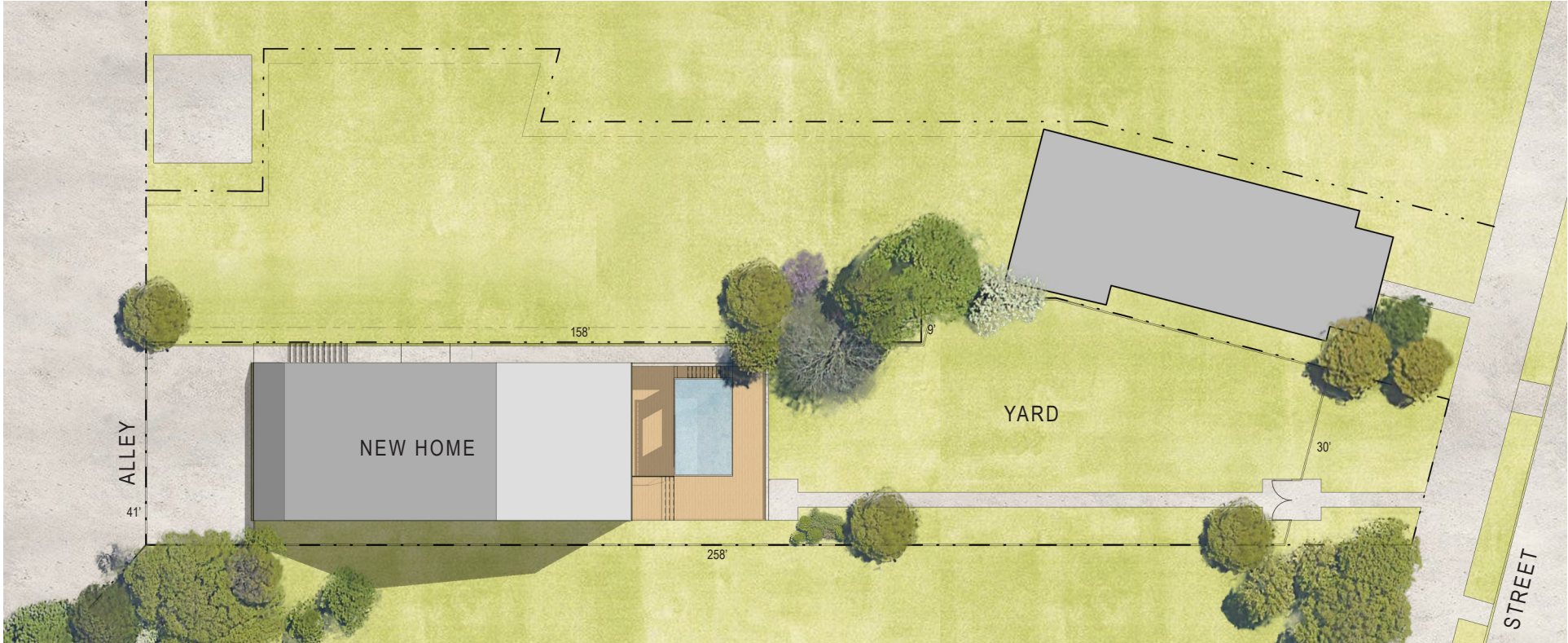


GROUND LEVEL PLAN



SECOND LEVEL PLAN





SITE PLAN





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STRUCTURAL

10' first floor ceilings per plan
8' second floor ceilings
9' basement pour, 3.5" concrete floor
Drain tile around interior perimeter of home
with sump pit, including pump`
Basement Egress window and 2 sliding hopper windows
Hung basement waste plumbing, to eliminate backups
2x6 exterior wall framing (per plan), fiberglass
wall insulation R21 (per plan)
OSB 3/4" tongue and groove, glued and nailed sub-flooring
Blown cellulose R49 attic insulation
25yr asphalt shingle roof or 60 mil TPO flat roof (per plan)
Front elevation aluminum clad wood double-
pane, insulated, argon low-E Pella windows
Thermatru insulated entry doors
Lower level laundry connections

MECH/ELEC/PLUMB

96% High efficiency gas furnace
13+ seer electric air conditioner
50 gallon electric water heater
200 AMP underground electrical service
Integrated smoke / CO detectors (110
volt with battery backup)
Front and rear exterior GFI outlets
Individual shut-offs to all plumbing
PEX plumbing feeds and PVC drains
(7) CAT6/coax low voltage drops
Security system included
Electric dryer outlet

EXTERIOR FEATURES

Expanded brick façade (per plan)
James Hardie cement fiber cladding (per plan)

Zip structural sheathing system with air barrier
including butyl window flashing tape
2 frost free hose bibs with shutoffs
Concrete drive with private and city walks
Pre-finished aluminum gutters and downspouts

INTERIOR FINISHES

Hardwood flooring throughout First Floor - Oak 2
¼" strip flooring or engineered equivalent
Walk-in bedroom closets (per plan)
Ventilated wire shelving in all closets
Carpeting at 2nd floor
White pre-finished modern doors
3.5" solid wood modern radius or square
top baseboards throughout
Deadbolts at exterior doors
Two coats of high quality, low VOC, paint on all interior
walls, with smooth ceilings matching wall color

KITCHEN + BATH FEATURES

Locally sourced kitchen and bath Aspect cabinetry
Premium quartz countertops at kitchen
Large kitchen island with overhang
countertop for seating (per plan)
Stainless steel double bowl undermount sink
1/2 Horsepower garbage disposal
Upgraded stainless-steel appliances inc.
range, dishwasher, and chimney hood
Choice of designer selected Kohler plumbing packages
Cultured marble vanity tops in hall bath
Tile surround in primary shower
Frameless glass shower door included
in master bath (per plan)
Quartz countertop in primary bath
Full plate glass mirrors over all vanities
High-efficiency toilets

OTHER GREAT FEATURES

Fully seeded yard
All-new utility services
Underground conduit for future cable
and phone service
One year UIC bumper to bumper warranty and
10 year 3rd-party bonded structural warranty
Personalized lighting package selected from
showroom visits with designer

GREEN + SUSTAINABILITY FEATURES

Ultra-low VOC paints
Controlled flow plumbing fixtures
Water-saving toilets
High Efficiency HVAC
Humidity controlled exhaust fans
Reflective TPO roofing (per plan)
Smart Framing for mechanical insulation and waste reduction

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Talk to Sales Associate about
other available
features and upgrades.



INCLUDED UPGRADES

- 3-CAR GARAGE
- FINISHED BASEMENT WITH 9' CEILING (PLUMBING ROUGH IN INCLUDED)
- DOUBLE-HEIGHT CEILING IN LIVING ROOM AND ENTRY, 9' CEILINGS KITCHEN, DINING ROOM, AND PRIMARY BEDROOM
- LARGE DECK AND PATIO
- FULL OVERLAY KITCHEN CABINETS IN ASPECT PAINTED MAPLE. 42" UPPER CABINETS, DOUBLE OVEN AND REFRIGERATOR CABINETS, PULL OUT TRASH BASE, (2) 3-DRAWER BASES. (OR \$30,000 ALLOWANCE)
- QUARTZ KITCHEN AND PRIMARY BATHROOM COUNTERTOPS. HIGH PRESSURE LAMINATE LAUNDRY COUNTER (OR \$13,800 ALLOWANCE)
- WOLF DOUBLE OVEN AND 5-BURNER COOKTOP. KITCHENAID REFRIGERATOR, MICROWAVE, AND DISHWASHER, ZEPHYR HOOD. (OR \$21,000 ALLOWANCE)
- HARDWOOD THROUGHOUT 1ST FLOOR, CARPET TO 2ND FLOOR AND BASEMENT (OR \$32,400 ALLOWANCE)
- LARGE FORMAT DAL TILE FLOORING IN PRIMARY AND HALL BATHS. TILE SHOWER SURROUND AND FLOOR IN PRIMARY BATHROOM. 18" KITCHEN BACKSPLASH (OR \$16,400 ALLOWANCE)
- FRAMELESS GLASS SHOWER DOOR IN PRIMARY (OR \$3500 ALLOWANCE)
- WOOD STAIRS BASEMENT 1ST AND 1ST TO 2ND FLOOR
- PREMIUM CLOSET SYSTEM IN PRIMARY CLOSET (OR \$5600 ALLOWANCE)
- PLUMBING FIXTURES INCLUDE: 6' FREE STANDING SOAKING TUB WITH DECK MOUNTED FILLER, PREMIUM OVERHEAD SHOWER HEAD AND HAND SPRAYER, TUB/SHOWER IN HALL BATH, UNDERMOUNT KITCHEN SINK WITH 1-HOLE CONTEMPORARY SPRAYER FAUCET, STAINLESS STEEL DROP IN WORK SINK AND SPRAYER IN LAUNDRY ROOM, KOHLER FIXTURES THROUGHOUT. (OR 18,600 ALLOWANCE)
- CUSTOM LIGHTING SELECTION UP TO \$12,000 ALLOWANCE

AVAILABLE OPTIONAL FEATURES

- SWIMMING POOL OR PLUNGE POOL
- INTERIOR MODERN FIREPLACE
- EXTERIOR FIREPLACE
- EXTERIOR STAIR TO BASEMENT
- LAUNDRY ROOM FIT OUT WITH SINK AND CABINETS

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