

Luxury Features & Selections

The "Augusta"

Ballas Ridge – Lot 1 | Plat 2

2042 N. Ballas Road, Des Peres



A Well-Designed 1- Story Custom Home Offering Approximately 5,771 Square Feet of Finished Living Space, Including:

- **Main Level: 4,082 Square Feet**
- **Finished Lower Level: 1,689 Square Feet**

Features 4 Bedrooms, 4 Full Bathrooms, 1 Half Bathroom, a Great Room, Study, Outdoor Living Area, and a Finished Lower Level with a Rec Room, Wet Bar, Full Bathroom, and Bedroom Suite.

Includes an Attached 3-Car Garage.

Additional Customizations are Available Upon Request.

Kemp Signature Features

- 2-10 Home Buyers Warranty Program: Includes a 1-Year Workmanship Warranty, 2-Year Systems Warranty Covering Distribution Systems, & a 10-Year Major Structural Defect Warranty.
- 5-Year Electrical Protection Plan By NECA-IBEW

Laundry Room

- Koch Express Cabinetry with Crown Molding and Light Rail on Upper Cabinets³
- 3cm Quartz / Granite Countertops with Backsplash (Category B)³
- Kohler Simplice Pull-Down Kitchen Faucet³
- Luxury Porcelain Tile Floors³
- Space Saver Hookup
- Wire & Install of Under-Cabinet Lighting (Fixtures to be Credited Against Lighting Allowance)⁵
- Lighting Fixtures at Designated Locations

Mud Room

- Custom Cubbies – Field-Built Construction with Painted Finish³
- 7½" Wide Plank Hardwood Flooring³
- Lighting Fixtures at Designated Locations

Kitchen

- Wynnbrooke Cabinetry with Two-Piece Crown Molding and Light Rail on Upper Perimeter Cabinets, Extended to Ceiling³

- 3cm Quartz / Granite Countertops (Category D)³
- Moen Align Spring Pull-Down Kitchen Faucet³
- Kohler Whitehaven Undercounter 33" Tall Apron Sink³
- Badger ¾ HP Garbage Disposal with Air Switch³
- Waterline To Refrigerator
- Dacor Contemporary 48" Dual-Fuel Range in Silver Stainless Finish^{3 & 4}
- Dacor 30" Panel-Ready Refrigerator Column³
- Dacor 18" Panel-Ready Freezer Column³
- Dacor 24" Panel-Ready Dishwasher³
- Sharp 24" Microwave Drawer³
- Custom Plaster Range Hood with Zephyr Monsoon 390 CFM Blower³
- Audio Pre-Wire And (2) Cover Plates for Speakers
- 7½" Wide Plank Hardwood Flooring³
- Wire & Install of Under-Cabinet Lighting at Kitchen Perimeter Cabinets (Fixtures to be Credited Against Lighting Allowance)⁵
- Tile Backsplash at Perimeter Cabinets³
- Lighting Fixtures at Designated Locations

Hearth Room / Breakfast

- Fireplace – Heat & Glo 42" Direct Vent Gas Fireplace (Per Plan)³
- Fireplace Surround & Hearth – Luxor Pre-Cast Stone Surround and Hearth³
- Vaulted Ceiling (Per Plan)
- Beam Detail - Three-Sided Lock-Mitered Box Beam Detail, Including (1) Ridge Beam and (4) Rake Beams, all with a Stained Finish (Beam Sizes and Quantities Vary by Plan)³
- Patio Door at Breakfast Room to Outdoor Living Area
- 7½" Wide Plank Hardwood Flooring³
- Lighting Fixtures at Designated Locations

Pantry

- Custom Closets – See Allowance
- 7½" Wide Plank Hardwood Flooring³
- Lighting Fixtures at Designated Locations

Wet Bar

- Wynnbrooke Cabinetry with Two-Piece Crown Molding, Full-Height Tower Cabinets to Ceiling, and Floating Shelves (Per Cabinet Layout)³
- 3cm Quartz / Granite Countertops (Category D)³
- Moen Align One-Handle Pull-Down Bar Faucet³
- Kohler Porto Fino 18" Undermount Sink³
- 24" Undercounter Refrigerator³

Builder reserves the right to modify floorplans, elevations, prices, and specifications without prior notice. All changes are subject to the terms and conditions outlined in the contract and agreement. A principal of the ownership entity holds a real estate broker's license but is not engaged in any brokerage transactions related to this offering. Effective as of 8/17/2026.

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- 15" Undercounter Ice Maker ³
- Tile Backsplash at Perimeter Cabinets ³
- Lighting Fixtures at Designated Locations

Great Room

- Fireplace – Heat & Glo 42" Direct Vent Gas Fireplace (Per Plan) ³
- Fireplace Surround & Hearth – Luxor Pre-Cast Stone Surround and Hearth ³
- Ceiling Beams – Three-Sided Box Beam Ceiling Treatment (Grid Pattern) with Painted Finish ³
- Shelving – Eight (4 in Each Nook) 2-3/4" Thick Poplar Floating Shelves, Evenly Spaced, Stained Finish ³
- 12' Raised Ceiling (Per Plan)
- Flooring – 7-1/2" Wide Plank Hardwood Flooring ³
- Lighting Fixtures at Designated Locations

Study

- 60" Double - Panel Shaker-Style Painted Wainscot Paneling on Perimeter Walls ³
- Vaulted Ceiling (Per Plan)
- 7½" Wide Plank Hardwood Flooring ³
- 6-Lite Double Doors ³
- Lighting Fixtures at Designated Locations

Foyer, Dining, Hallway & Gallery

- 7½" Wide Plank Hardwood Flooring ³
- Coat Closet
- Lighting Fixtures at Designated Locations ³

Powder Room

- Miseno Funes Freestanding 36" Vanity with Brushed Gold Frame and Stone Top with Undermount Sink Basin ³
- 7½" Wide Plank Hardwood Flooring ³
- Crown Molding on Perimeter Walls ³
- Moen "Flara" Plumbing Fixtures and Accessories in Brushed Gold ³
- Kohler Corbelle Comfort Height Elongated Commode with Trip Lever ³
- 24" x 36" Vanity Mirror with Brushed Gold Frame ³
- Lighting Fixtures at Designated Locations

Master Bedroom & Closet

- Coffered Ceiling at Bedroom (Per Plan)
- Crown Molding on Perimeter Walls at Bedroom ³
- 7½" Wide Plank Hardwood Flooring ³

- Spacious Walk-In Closet (See Allowance for Custom Shelving)
- Ceiling Fan Rough – In
- Lighting Fixtures at Designated Locations

Master Bathroom

- Wynnbrooke Cabinetry ³
- 3cm Quartz / Granite Countertops & Shower Seat (Category D) ³
- Moen "Flara" Plumbing Fixtures and Accessories in Brushed Nickel ³
- Luxury Porcelain Tile on Floors and In Shower ³
- 3/8" Thick Clear Glass Shower Door with Brushed Nickel Hardware ³
- Zero-Entry Walk-In Shower with Sand and Cement Base, Wall Niche, And Tile Extending to Ceiling ³
- Valve Assembly with Moen "Flara" Shower Head and Diverter Valve for Handheld Spray in Brushed Nickel ³
- Jacuzzi 67" Freestanding Soaking Tub with Moen "Flara" Floor-Mounted Tub Filler and Spray ³
- Heated Flooring System with Digital Thermostat ³
- (2) 28" x 36" Pivot Vanity Mirrors ³
- Lighting Fixtures at Designated Locations

Secondary Bedrooms

- Common Ground Carpet Over 7/16" 8 Lb. Re-Bond Pad in Secondary Bedrooms and Closets ³
- Tight Mesh Shelving in Closets
- Ceiling Fan Rough-In
- Lighting Fixtures at Designated Locations

Secondary Bedrooms Bathrooms

- Koch Express Cabinetry ³
- 3cm Quartz / Granite Countertops (Category B) ³
- Kohler Wellworth Elongated Commodes ³
- Moen "Genta" Plumbing Fixtures and Accessories in Brushed Nickel ³
- Luxury Porcelain Tile ³
- 42" Tall Plate Glass Mirrors Over Vanities
- Steel Tubs in White (Per Plan) ³
- Sand & Cement Shower Base With 3/8" Glass Enclosure and Quartz / Granite Curb (Category B) (Per Plan) ³
- Tile Extending to Ceiling at Tub/Shower Areas
- Lighting Fixtures at Designated Locations

Outdoor Living Area

- Spacious Covered Outdoor Patio with Concrete Patio ³

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- Audio Pre-Wire And (2) Cover Plates for Speakers
- James Hardie Cement Board Ceiling ³
- HB&G Perma Wrap Column(s) ³
- Ceiling Fan Rough – In
- Lighting Fixtures at Designated Locations

Lower-Level Wet Bar

- Koch Express Cabinetry with One-Piece Crown Molding and Light Rail on Upper Cabinets ³
- 3cm Quartz / Granite Countertops with Backsplash (Category B) ³
- Moen Align Bar Faucet in Matte Black ³
- Sterling Stainless Steel Undermount Sink ³
- 24" Undercounter Refrigerator³
- Laurel Reserve Luxury Vinyl Plank Flooring ³

Lower-Level Rec Room & Linin Closet

- Laurel Reserve Luxury Vinyl Plank Flooring ³

Lower-Level Bathroom

- Koch Express Cabinetry ³
- 3cm Quartz / Granite Countertops with Backsplash (Category B) ³
- Moen "Genta" Plumbing Fixtures and Accessories in Brushed Nickel ³
- Kohler Wellworth Elongated Commodes ³
- Luxury Porcelain Tile ³
- 42" Tall Plate Glass Mirrors Over Vanities
- Steel Tubs in White (Per Plan) ³
- Tile Extending to Ceiling at Tub/Shower Areas
- Floor in Laurel Reserve Luxury Vinyl Plank Flooring ³
- Lighting Fixtures at Designated Locations

Garage

- 5/8" Drywall Finished, Taped, And Painted (One Coat)
- Insulated Steel Garage Doors (Sizes Per Plan) ³
- Lift Master Operators with Transmitters and Keypad ³
- Lighting Fixtures at Designated Locations

Interior Features

- 10' Tall Ceilings on The First Floor (Per Plan)
- 1/2" Drywall With Level 4 Finish
- Tight-Mesh Wire Shelving in All Secondary Closets
- Interior Paint: Two Coats with Sprayed and Back-Rolled Application, Includes Two Paint Colors in Sherwin Williams Emerald:
 - Walls And Ceiling - Flat Finish (Washable)

- Semi-Gloss for Trim
- Cabinet Sizing & Layouts Per Cabinet Plans

Millwork / Doors / Stairs

- 7/4" Baseboards ³
- 3 1/2" Casing ³
- Red Oak Staircases with Metal Spindles, Box Newel Posts, And Stained Treads and Handrails ³
- Logan 2-Panel Solid Core Interior Doors (8' On First Floor, 7' On Second Floor and Lower Level) ³
- Kwikset "Halifax" Lever-Action Door Hardware in Black ³
- Fire-Rated Garage Service Door ³
- Cased And Drywall Openings (Per Plan)
- Extension Jambes and Cased Picture Frames Around Windows on All Four Sides

Lighting / Electrical

- Halo 5/6" Can Lighting with White LED Trims (Per Plan) ³
- Ground Fault Interrupters (GFIs) In Kitchen, Garage, Outdoor Locations, And Bathrooms
- Hardwired Interconnected Smoke Alarm System
- 400-Amp Electrical Service
- Copper Wiring Throughout
- Decora Rocker Light Switches and Trim ³

Networking, Smart Home, & Sound

- 16-Port PoE Ethernet Switch for Hardwired Connectivity
- Wi-Fi Video Doorbell
- (5) Media-2 (TV/Data) Connections
- (2) Single-Data Connections
- In-Wall Conduit for TV Mount Over Fireplace
- 30" Wire Enclosure at Demarcation Point in Lower Level
- Audio Pre-Wire at Designated Areas

Wireless Security

- (1) Hardwired 7" Touchscreen Control Panel
- (3) Wireless Thin Door and Window Contacts
- (2) Wireless Motion Detectors

Energy Efficiency & HVAC

- R-13 Kraft Batts to Basement Furred Foundation Walls
- R-20 Fiberglass Batt Insulation in Exterior Walls
- R-49 Blown Insulation in Ceilings and Attic
- Sound Insulation at Interior Bathroom Walls & Master Suite Common Wall (Per Plan)
- Zoned Heating and Cooling (Per Plan)

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- Energy-Efficient Trane (or Equivalent) Gas 92% Forced Air Furnaces
- Energy-Efficient 13.8 SEER Rated (Or Equal) Electric Air Conditioners
- Digital Thermostats
- Humidifier(s) on Main Floor Furnaces
- Exhaust Fans in Bathrooms

Plumbing

- Gas Supply to Furnaces, Fireplace, & Cooktop
- Exterior Hose Bibs (Per Plan)
- (2) 50-Gallon Direct Vent Water Heaters
- Floor Drains (Per Plan)
- Sump Buckets with Pumps Piped to Exterior
- PEX Water Delivery System
- 3-Piece Rough-In Plumbing in Lower Level

Construction Advantages

- Advantech 23/32" T&G Floor Sheathing, Nailed and Glued
- TimberStrand LSL And TJI Silent Floor Joist Systems
- Advantech ZIP System Wall Sheathing with Integral Vapor Barrier
- 7/16" OSB Roof Sheathing With H-Clips
- 9' Foundation Pour – Full In-Grade
- RockWell Egress Wells (If Required)
- Rub-R-Wall (40 Mil) Rubber Polymer Foundation Waterproofing Membrane with Limited Lifetime Warranty
- Interior "Hydra-Channel" Drain System & Exterior Drain Tied to Sump Bucket(s)

Outside Your Home

- Pella Lifestyle Series Casement Windows and Doors in Standard Colors ^{3 & 4}
- DSA Mahogany Front Door with Hardware and Deadbolt ³
- GAF Timberline Natural Shadow Architectural Shingles ³
- Masonry Elevations (Per Plan) ³
- James Hardie Cement Fiber Siding, Fascia, Ceiling, and Exterior Trim Components, Field-Painted ³
- Aluminum Gutters and Downspouts with Baked Enamel Finish ³
- Metal Black Mailbox with Address Number ³
- Lawn Irrigation System with Electric Control and Rain Sensor with Wi-Fi Connectivity (See Allowance) ^{1 & 2}
- Stormwater Collection Facility (BMP Device) Per Site Plan
- Piped Downspouts with Sch-35 PVC Piping and Fittings, Directing Water Away from House to Daylight (Per Site Plan)

- Concrete - Meramec Exposed Aggregate Concrete on Front Porch & Walkway, & Outdoor Living Area ³
- Concrete – Standard Brush Finish at Other Areas
- Concrete - Driveway & Parking Court in Brush Finish Concrete (See Allowance) ³

Selection Allowances

- | | |
|---|----------|
| ▪ Cabinet Hardware ² | \$2,000 |
| ▪ Lighting & Electrical Fixtures ² | \$18,000 |
| ▪ Custom Closet Shelving ² | \$14,000 |

Landscape & Irrigation Allowances – All Plans

- | | |
|------------------------------------|----------|
| ▪ Landscaping ^{1 & 2} | \$25,000 |
| ▪ Irrigation ^{1 & 2} | \$18,000 |

Site Specific Allowances

- Fescue Sod Installation at Disturbed Areas — Allowance for 3,300 sq. yd. (Seed & Straw for Remainder).
- Driveway Concrete — Allowance for 5,880 sq. ft. in Standard Brushed Finish

Options

- Front Bar Seating Area in Lower Level
- 10' Pour Foundation
- Golf Simulator Room
- Exercise Room
- Outdoor Kitchen, Fireplace, Patio Heaters, and Screen Enclosures
- Built-Ins, Millwork, Beams, & Paneling (Beyond Standard Areas)
- Geo-Thermal HVAC System
- Retaining Walls
- Pool & Spa
- Additional Finishes & Customization Upon Request

Notes:

¹ Landscape plans shall be developed by the Seller's preferred landscape vendor and approved by the municipality.

² Selections shall be made from the Seller's preferred vendors and showrooms.

³ Refer to Selection Portfolio for additional information.

Disclaimer: The features, selections, specifications, and pricing presented herein are subject to change based on

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site-specific conditions, municipal requirements, engineering requirements, utility conditions, and the final site improvement plan.

Pricing and final design are subject to change without notice. The features and specifications described may not apply to all floor plans or homes with additional customization. All information is provided as a general guide only and is subject to revision as design development, engineering, municipal review, and construction requirements evolve.

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