

Luxury Features & Selections

All Offered Floorplans

Ballas Ridge, Des Peres

BALLAS RIDGE

General Specifications for All Offered Plans

- The Nottingham II
- The Hawthorne
- The Westchester IV
- The Roclare II
- The Hawthorne II

Additional customization available to create a home tailored to your lifestyle. The features included herein may not apply to all floor plans offered or to homes with additional customizations. This information is intended as a general guide across a variety of plans.

Kemp Signature Features

- Centricity 1-Year Warranty: Covers Workmanship, Material, And Systems.
- 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 Cabinets ³
- 3cm Quartz / Granite Countertops with Backsplash (Category B) ³
- Kohler Simplice Pull-Down Kitchen Faucet ³
- Luxury Porcelain Tile Floors ³
- Space Saver Hookup
- Wire & Install of Under-Cabinet Lighting (Fixtures to be Credited Against Lighting Allowance) ⁵
- Lighting Fixtures at Designated Locations

Mud Room

- Koch Express Cabinetry with One-Piece Crown Molding and Light Rail on Upper Cabinets at Drop Zone ³
- 3cm Quartz / Granite Countertops with Backsplash (Category B) ³
- 7½" Wide Plank Hardwood Flooring ³
- Wire & Install of Under-Cabinet Lighting (Fixtures to be Credited Against Lighting Allowance) ⁵
- Lighting Fixtures at Designated Locations

Mud Room Half Bath ⁴

- Moen "Genta" Plumbing Fixtures and Accessories ³

- Kohler Archer Freestanding Pedestal Sink and Wellworth Elongated Commode with Trip Lever (for Half Bath) ³
- Capsule-Shaped Vanity Mirror Above Sink ³
- Field-Built and Painted Cubbies ³
- 7½" Wide Plank Hardwood Flooring ³
- Lighting Fixtures at Designated Locations

Kitchen / Breakfast Room / Pantry

- Wynnbrooke Cabinetry with Two-Piece Crown Molding and Light Rail on Upper Perimeter Cabinets, Extended to Ceiling ³
- 3cm Quartz / Granite Countertops (Category C) ³
- Moen Align Spring Pull-Down Kitchen Faucet ³
- Kohler Whitehaven Undercounter 33" Tall Apron Sink ³
- Badger ¾ HP Garbage Disposal with Air Switch ³
- Waterline To Refrigerator
- Dacor Contemporary 48" Dual-Fuel Range in Silver Stainless Finish ³
- Dacor 30" Panel-Ready Refrigerator Column ³
- Dacor 18" Panel-Ready Freezer Column ³
- Dacor 24" Panel-Ready Dishwasher ³
- Sharp 24" Microwave Drawer ³
- Custom Plaster Range Hood with Zephyr Monsoon 390 CFM Blower ³
- Audio Pre-Wire And (2) Cover Plates for Speakers
- 7½" Wide Plank Hardwood Flooring ³
- Wire & Install of Under-Cabinet Lighting at Kitchen Perimeter Cabinets (Fixtures to be Credited Against Lighting Allowance) ⁵
- Lighting Fixtures at Designated Locations

Butler's Pantry ⁴

- Wynnbrooke Cabinetry with Two-Piece Crown Molding and Full-Height Upper Cabinets Extended to Ceiling ³
- 3cm Quartz / Granite Countertops (Category C) ³
- 7½" Wide Plank Hardwood Flooring ³
- Lighting Fixtures at Designated Locations

Wet Bar ⁴

- 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 C) ³
- Moen Align One-Handle Pull-Down Bar Faucet ³
- Kohler Porto Fino 18" Undermount Sink ³

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 8/20/2025.

BALLAS RIDGE

Luxury Features & Selections

All Offered Floorplans

Ballas Ridge, Des Peres

- 24" Undercounter Refrigerator ³
- 15" Undercounter Ice Maker ³
- Lighting Fixtures at Designated Locations

Great Room / Hearth Room - Fireplaces⁴

- Firebox - Heat N' Glo 42" Direct Vent Fireplace (Per Plan)
3 & 4 - Nottingham II, Hawthorne, Westchester IV, & Hawthorne II
- Firebox - Full Masonry Firebox with Gas Log Set (Per Plan)
3 & 4 - Roclare II
- Fireplace Mantels - Omega Cast Stone Hearth and Surround) ^{3 & 4}

Great Room / Hearth Room ⁴

- Ceiling Detail (Per Plan)
- Vaulted Ceilings - Three-Sided Lock-Mitered Box Beam Detail, Including One Ridge Beam and Rake Beams, all with a Stained Finish (Beam Sizes and Quantities Vary by Plan)^{3 & 4 - Nottingham II, Hawthorne, Roclare II, & Hawthorne II}
- Flat or Raised Ceilings - Three-Sided Lock-Mitered Box Beam Detail with Stained Finish (Beam Sizes and Configurations Vary by Plan) ^{3 & 4 - Westchester IV, & Roclare II}
- Floating Shelves - Four on Each Side of Fireplace, 2-3/4" Thick, in Poplar, Evenly Spaced, Stained Finish ^{3 & 4 - Nottingham II, Hawthorne, Westchester IV, & Hawthorne II}
- 7½" Wide Plank Hardwood Flooring ³
- Lighting Fixtures at Designated Locations

Dining Room

- Crown Molding Installed at Perimeter Walls ³
- Painted Wainscot Paneling (40" Tall) On Perimeter Walls ³
- 7½" Wide Plank Hardwood Flooring ³
- Lighting Fixtures at Designated Locations

Study

- Full-Height Double-Panel Shaker-Style Painted Wainscot Paneling on Perimeter Walls ³
- Crown Molding on Perimeter Walls ³
- 7½" Wide Plank Hardwood Flooring ³
- Built-In Shelving with Base Cabinets and Floating Shelves, 2-3/4" Thick, in Poplar, Evenly Spaced, Stained Finish ^{3 & 4 - Roclare II}
- 6-Lite Double Doors ³
- Lighting Fixtures at Designated Locations

Foyer, Hallway & Gallery

- 7½" Wide Plank Hardwood Flooring ³
- Coat Closet Standard (Opt. Wine Closet) ^{3 & 4 - Roclare II}
- 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 (Per Plan)
- Crown Molding on Perimeter Walls ³
- 7½" Wide Plank Hardwood Flooring ³
- Spacious Walk-In Closet (See Allowance for Custom Shelving)
- Lighting Fixtures at Designated Locations

Master Bathroom

- Wynnbrooke Cabinetry ³
- 3cm Quartz / Granite Countertops & Shower Seat (Category C) ³
- Tray Ceiling with Crown Molding at Perimeter Walls 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
- Ceiling Fan Rough - In
- Lighting Fixtures at Designated Locations

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 8/20/2025.

Luxury Features & Selections

All Offered Floorplans

Ballas Ridge, Des Peres

BALLAS RIDGE

2nd Floor Laundry Room ⁴

- Koch Express Cabinetry with Crown Molding and Light Rail on Upper Cabinets ³
- 3cm Quartz / Granite Countertops & Shower Seat (Category B) ³
- Kohler Simplice Pull-Down Kitchen Faucet ³
- Luxury Porcelain Tile Floors
- Space Saver Hookup

2nd Floor Hallway ⁴

- 7½" Wide Plank Hardwood Flooring ³
- Linen Closet with Wire Mesh Shelving

2nd Floor Bonus Room ⁴

- Common Ground Carpet Over 7/16" 8 Lb. Re-Bond Pad ³
- Raised Floor (Approx. 2')
- Open Stair System with Balusters ^{3 & 4}
- Lighting Fixtures at Designated Locations

2nd Floor 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

2nd Floor 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 & 4}
- Tile Extending to Ceiling at Tub/Shower Areas
- Lighting Fixtures at Designated Locations

Outdoor Living Area

- Spacious Covered Outdoor Patio with Concrete Patio ²
- Audio Pre-Wire And (2) Cover Plates for Speakers

- Heat N' Glo Crave 60 Linear Direct Vent Fireplace with Stone Sill Mantel Above (Per Plan) ^{3 & 4} – Rodlare II
- James Hardie Cement Board Ceiling ³
- HB&G Perma Wrap Column(s) ³
- Ceiling Fan Rough – In
- 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)
- 9' Tall Ceilings on The Second Floor (Per Plan) ⁴
- 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:
 - Walls And Ceiling in Flat Finish
 - Semi-Gloss for Trim
- Cabinet Sizing & Layouts Per Cabinet Plans

Millwork / Doors / Stairs

- 7¼" Baseboards ³
- 3½" 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

- Can Lighting with White 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

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 8/20/2025.

Luxury Features & Selections

All Offered Floorplans

Ballas Ridge, Des Peres

BALLAS RIDGE

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
- (4) 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)
- Energy-Efficient Lennox (or Equivalent) Gas 93% Forced Air Furnaces
- Energy-Efficient 13 SEER Rated Electric Air Conditioners
- Digital Thermostats
- Exhaust Fans in Bathrooms

Plumbing

- Gas Supply to Furnaces, Fireplaces, And Cooktop
- Exterior Hose Bibs (Per Plan)
- (2) 75-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 (Per Plan)^{3 & 4}

- Luxor (40 Mil) Rubber Polymer Foundation Waterproofing Membrane with Limited Lifetime Warranty
- Interior "Hydra-Channel" Drain Tile System Tied to Sump Buckets

Outside Your Home

- Pella Lifestyle Series Casement Windows and Doors in Standard Colors^{3 & 4}
- DSA Mahogany Front Door with Hardware and Deadbolt^{3 & 4}
- GAF Timberline Natural Shadow Architectural Shingles³
- Masonry Elevations (Per Plan)^{3 & 4}
- James Hardie Cement Fiber Siding, Fascia, Ceiling, and Exterior Trim Components, Field-Painted^{3 & 4}
- Aluminum Gutters and Downspouts with Baked Enamel Finish³
- Metal Black Mailbox with Address Number³
- 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
- Concrete - Meramec Exposed Aggregate Concrete on Front Porch & Walkway, & Outdoor Living Area³
- Concrete - Standard Brush Finish at Other Areas
- Concrete - Driveway & Parking Court in Brush Finish Concrete (See Allowance)³

Selection Allowances – Single Story Plans

- | | |
|---|----------|
| ▪ Cabinet Hardware ² | \$2,000 |
| ▪ Lighting & Electrical Fixtures ² | \$12,000 |
| ▪ Custom Closet Shelving ² | \$12,000 |

Selection Allowances – 1.5 Story Plans

- | | |
|---|----------|
| ▪ Cabinet Hardware ² | \$2,500 |
| ▪ Lighting & Electrical Fixtures ² | \$18,000 |
| ▪ Custom Closet Shelving ² | \$12,000 |

Landscape & Irrigation Allowances – All Plans

- | | |
|------------------------------------|----------|
| ▪ Landscaping ^{1 & 2} | \$15,000 |
| ▪ Irrigation ^{1 & 2} | \$18,000 |

Site Specific Allowances

- Fescue Sod Installation at Disturbed Areas — Allowance for 3,300 sq. yd.

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 8/20/2025.



BALLAS RIDGE

Luxury Features & Selections

All Offered Floorplans

Ballas Ridge, Des Peres

- Driveway Concrete — Allowance for 4,500 sq. ft. in Standard Brushed Finish

Base Pricing:

- ☐ See Pricing Sheet for Featured Plan Base Pricing.
- ☐ Refer to Luxury Features & Selections – Optional Finished Lower Level for Available Finish Options and Pricing.

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 – All Offered Plans for additional information.

⁴ Limited or not applicable to certain plans.

THE SELECTIONS AND FEATURES CONTAINED HEREIN FOR THE VARIETY OF PLANS OFFERED ARE SUBJECT TO CHANGE BASED ON SITE-SPECIFIC CONDITIONS AND THE FINAL SITE IMPROVEMENT PLAN. FOUNDATION TYPES (FULL "INGRADE," PARTIAL "LOOKOUT," OR "WALKOUT") MAY VARY DEPENDING ON TOPOGRAPHY OR THE NEED FOR ADDITIONAL SITE WORK (E.G., GRADING, EARTHMOVING, RETAINING WALLS, EXTENDED FOOTINGS, OR WALLS) TO ACHIEVE THE DESIRED FINISH GRADE. PRICING AND FINAL DESIGN ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE FEATURES DESCRIBED HEREIN MAY NOT APPLY TO ALL FLOOR PLANS OFFERED OR TO HOMES WITH ADDITIONAL CUSTOMIZATIONS.

THIS INFORMATION IS PROVIDED AS A GENERAL GUIDE ACROSS A RANGE OF PLANS.

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 8/20/2025.

www.kemphomes.com

