



## New Town

4006 West Canal Street  
St. Charles, MO 63301  
**Type:** Neo-Traditional Homes  
**Price Range:** \$230,000

**Sales Manager:**  
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# Community Profile



### LOCATED IN ST. CHARLES

To get to New Town, take Hwy. 370 to north on New Town Blvd., 1.5 miles to the community on the right.

### GRAND OPENING OF NEW HOMESITES, INLCUDING LAKE VIEW LOTS!

#### ABOUT NEW TOWN:

Sales are brisk for McBride & Son Homes at their dynamic New Town community located in St. Charles and for good reason. New Town has been one of the metro area’s premier communities for years. Prospective buyers have got to come out and experience New Town, it’s a special place.

#### AMENITITES:

There is nothing in metro St. Louis quite like the incredibly unique new homes at New Town. New Town is based on the traditional neighborhood design and new urbanism which advocates walkable, mixed-use neighborhoods with relatively high population densities, as an alternative to the urban sprawl of conventional, automobile centered suburbs. In addition to the residential and recreational development, the community includes commercial space and currently has several small businesses, restaurants, cafés, parks, neighborhood centers, and even a grocery store.

#### OUTSTANDING VALUES:

The old adage in real estate is ‘be in the best community at the lowest price’ and McBride at New Town delivers with incredible value pricing. It’s easy to see why so many savvy consumers are building a new McBride home at New Town. The community features 7 new floor plans that fit seamlessly into the unique New Town feel. These New Urbanist designed homes will feature Hardie Plank siding, rear entry garages, vibrant Nantucket style colors and sized to fit your lifestyle. Come experience New Town today!

# Available Models

## Ranch

<b>MODEL NAME:</b>	<b>SERIES:</b>	<b>BEDROOMS:</b>	<b>BATHROOMS:</b>	<b>BASE PRICE:</b>
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Somerville	New Town	3 BDR	2 Bath	\$231,900
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## 1 1/2 Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Pawtucket	New Town	3 BDR	2 1/2 Bath	\$252,900
Pawtucket	New Town	4 BDR	2 1/2 Bath	\$259,575

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Greenwich	New Town	2 BDR	2 1/2 Bath	TBA
Norfolk	New Town	3 BDR	2 1/2 Bath	\$248,900
Homestead	New Town	4 BDR	2 1/2 Bath	\$281,200

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
8475	Pawtucket	3 BDR, 2 1/2 Bath	\$281,630	\$281,630

Upstairs Loft Area, Upgraded Flooring, Large Kitchen Island with Breakfast Bar, Additional Wall and Base Kitchen Cabinets, Black GE Kitchen Appliances, Level 2 Aristokraft Cabinets, 42" Tall Kitchen Wall Cabinets, 3x3 Ft Back Cedar Landing with Stairs, Double Sinks in Master Bathroom, White Six Panel Doors with Satin Nickel Hardware, Pre Wire for Ceiling Fans in Family Room, Loft and Bedrooms, 3/4 Bath Rough In Basement, 30 Year Architectural Shingles,

8478	Norfolk	3 BDR, 2 1/2 Bath	\$283,015	\$283,015
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Large Kitchen Island with Breakfast Bar, Black GE Kitchen Appliances, 42" Tall Kitchen Wall Cabinets, White Six Panel Doors with Satin Nickel Hardware, Pre Wire for Ceiling Fans in Family Room and All Bedrooms, 3x3Ft Back Cedar Landing with Stairs, Back Concrete Patio, Upgraded Flooring, Additional Windows in Family Room and Dining Room, 3/4 Bath Rough In Basement, Coach Lights at Garage, 30 Year Architectural Shingles,

8477	Pawtucket	3 BDR, 2 1/2 Bath	\$287,185	\$287,185
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Upstairs Loft, Upgraded Flooring and Lighting, Black GE Kitchen Appliances, Large Kitchen Island with Breakfast Bar, 3x3Ft Back Cedar Landing with Stairs, Level 3 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets, Double Sinks in Master Bathroom, Transom Window Over Front Door, White Six Panel Doors with Satin Nickel Hardware, Professional Landscape, 3/4 Bath Rough In Basement, 30 Year Architectural Shingles,

8476	Norfolk	3 BDR, 2 1/2 Bath	\$296,987	\$296,987
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Large Kitchen Island with Breakfast Bar, Stainless Steel GE Kitchen Appliances, Level 2 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets, Adult Height Vanity in Master Bathroom, White Six Panel Doors with Satin Nickel Hardware, Open Spindled Railing at Stairway, Additional Windows including Family Room, Dining Room, Transom Window Over Front Door and more, Various Recessed Can Lighting Throughout Home, Upgraded Flooring,

8464	Norfolk	3 BDR, 2 1/2 Bath	\$299,925	\$299,925
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Large Kitchen Island with Breakfast Bar, Black GE Kitchen Appliances, Staggered Kitchen Cabinets, Level 3 Aristokraft Cabinets, Additional Living Room and Dining Room Windows, White Six Panel Doors with Satin

Nickel Hardware, Brushed Nickel Lighting Fixtures, 3x3 Back Cedar Landing with Stairs, Pre Wire for Ceiling Fans in Family Room and All Bedrooms, Transom Window Over Front Door, Upgraded Flooring, 3/4 Bath Rough In Basement, 30 Year Architectural Shingles,

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8466	Pawtucket	3 BDR, 2 1/2 Bath	\$352,390	\$332,600
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New Expanded Floor Plan, Master Bedroom on Main Floor, Large Bonus Loft Area on Second Floor, Dallas White Granite Kitchen Countertops, Stainless Steel GE Kitchen Appliances with Dishwasher, Gas Range and Microwave, Level 4 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets with Crown Molding, Luxury Master Bathroom, Adult Height Vanity with Upgraded Marble in Powder Room and Master Bedroom, Various Recessed Can Lighting Throughout Home, White Six Panel Doors with Satin Nickel Hardware, Open Spindled Oakwood Railing at Stairway, Pre Wire for Ceiling Fans, 18x12Ft Cedar Deck with Spindles, 3/4 Rough In Basement, Dual Zone HVAC,

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8450	Homestead	4 BDR, 2 1/2 Bath	\$360,550	\$339,320
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Open Floor Plan, Large Mud Room/Laundry Room, Granite Kitchen Countertops and Kitchen Backsplash, Stainless Steel GE Kitchen Appliances, Level 2 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets, White Six Panel Doors with Satin Nickel Hardware, Double Sinks in Master Bathroom, Various Recessed Can Lighting Throughout Home, Additional Transom Window over Front Door, 18x11 Ft Concrete Back Patio, Dual Zone HVAC, 3/4 Bath Rough In Basement,



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All prices and plan selections are subject to change at any time. Price shown refers to the lowest base price and does not include any optional features that may be displayed in the images. Price, floor plans, exterior specifications and features will vary based on location of community. Actual square footage and dimensions will vary. Availability date is approximate and subject to change.