



## Arbors of Rockwood Forest

667 Workman Road  
 Eureka, MO 63025  
**Type:** Single Family Homes  
**Price Range:** \$220,000

**Sales Manager:**  
 Katie Neumann  
**Phone: (636) 236-8239**  
 kneumann@mcbriدهomes.com

# Community Profile



### LOCATED IN EUREKA

I-44 West to Hwy 109 Exit. West on 5th Street 2.8 miles to right on Workman/Brewster Road.

### ABOUT:

For families who believe in a recreational lifestyle, The Arbors of Rockwood will make every day easier with features unlike any other right inside the community. The Arbors of Rockwood Forest are comprised of single family homes at unbeatable prices in Eureka, Missouri's #1 Ranked "Town to Raise a Family".

### AMENITIES:

This master planned community features picturesque views with a lush tree line, fishable lake, walking and biking trails, a dog park and community pavilions for barbeques and social gatherings. The Arbors of Rockwood is also in the highly ranked Rockwood school district. Not only this, but it will also be home to a new Rockwood Elementary School onsite, perfect for walking or biking to school.

### OUTSTANDING VALUE:

Single Family Homes within The Arbors of Rockwood Forest begin at an amazing value of \$222,900. There are eleven different floor plans to choose from, along with customizable options such as an optional den, luxury master bathroom, larger family room and many more available options. With 2, 3 and 4 bedroom home floor plans, the range of selection is nearly unlimited.

# Available Models

## Ranch

| MODEL NAME: | SERIES: | BEDROOMS: | BATHROOMS: | BASE PRICE: |
|-------------|---------|-----------|------------|-------------|
| Aspen       | Bayside | 2 BDR     | 2 Bath     | \$223,900   |
| Aspen       | Bayside | 3 BDR     | 2 Bath     | \$233,720   |
| Maple       | Bayside | 2 BDR     | 2 Bath     | \$246,900   |
| Aspen II    | Bayside | 3 BDR     | 2 Bath     | \$248,900   |
| Maple       | Bayside | 3 BDR     | 2 Bath     | \$257,280   |

## 1 1/2 Story

| MODEL NAME: | SERIES: | BEDROOMS: | BATHROOMS: | BASE PRICE: |
|-------------|---------|-----------|------------|-------------|
| Dogwood     | Bayside | 3 BDR     | 2 1/2 Bath | \$252,900   |
| Dogwood     | Bayside | 4 BDR     | 2 1/2 Bath | \$259,575   |

## Two Story

| MODEL NAME: | SERIES: | BEDROOMS: | BATHROOMS: | BASE PRICE: |
|-------------|---------|-----------|------------|-------------|
| Berwick     | Bayside | 3 BDR     | 2 1/2 Bath | \$247,900   |
| Sterling    | Bayside | 4 BDR     | 2 1/2 Bath | \$254,900   |
| Royal II    | Bayside | 4 BDR     | 2 1/2 Bath | \$259,900   |
| Ashford     | Bayside | 4 BDR     | 2 1/2 Bath | \$273,900   |

## Inventory Homes

| LOT #:   | MODEL NAME: | DETAILS:          | PRICE:    | SALE PRICE: |
|--|-------------|-------------------|-----------|-------------|
| 275  | Ashford     | 4 BDR, 2 1/2 Bath | \$369,810 | \$0         |
| <p>3 Car Garage, Gas Fireplace with Mantel and Marble Surround, Large Kitchen Island with Breakfast Bar, Slate GE Kitchen Appliances with Gas Range, Bay Windows with Sliding Glass Door in Breakfast Room, Level 5 Aristokraft Cabinets with Mantel and Marble Surround, 42" Tall Kitchen Wall Cabinets, Double Doors to Master Bedroom, Adult Height Vanities and Wave Bowl Sinks in Bathrooms, White Six Panel Doors with Venetian Bronze Hardware, Enclosed Soffit and Fascia, Oil Rubbed Bronze Plumbing Fixtures, Decorative Glass at Garage, Open Spindled Stairway, Oil Rubbed Bronze Lighting Fixtures,</p> |             |                   |           |             |
| 290  | Aspen II    | 3 BDR, 2 Bath     | \$300,690 | \$263,900   |
| <p>Walkout Basement, Vaulted Ceilings in Common Areas, Bay Windows in Dining Area and Master Bedroom, Stainless Steel Kitchen Appliances with Gas Range, Level 4 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets, Double Sinks in Master Bathroom, Decorative Glass at Garage Door, Enclosed Soffit and Fascia, White Six Panel Doors with Satin Nickel Hardware, Open Spindled Stairway, Exterior Coach Lights at Garage,</p>  |             |                   |           |             |
| 135  | Berwick     | 3 BDR, 2 1/2 Bath | \$311,627 | \$269,900   |
| <p>Extended 2 Car Garage, Large Kitchen Island with Breakfast Bar, Stainless Steel GE Kitchen Appliances, Level 2 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets, Bay Windows in Breakfast Room, Adult Height Vanity in Master Bathroom and Powder Room, Double Sinks and Shower with Seat in Master Bathroom, 9ft Ceilings on First Floor, Open Spindled Oakwood Railing at Stairway, White Six Panel Doors with Satin Nickel Hardware, Enclosed Soffit and Fascia,</p>   |             |                   |           |             |
| 327  | Aspen       | 3 BDR, 2 Bath     | \$323,330 | \$287,684   |
| <p>Vaulted Ceilings in Kitchen, Family Room and Dining Area, Gas Fireplace with Mantel and Marble Surround, Stainless Steel GE Kitchen Appliances w/ Gas Range, Level 3 Aristokraft Cabinets Throughout Home, Bay Windows with Exterior Door in Breakfast Room, Double Sinks in Master Bathroom, 6ft Tall Windows on First Floor, 4ft Great Room/Breakfast Room Extension, Lookout Basement, Enclosed Soffit and Fascia, Additional Recessed Can Lighting, White Six Panel Doors with Satin Nickel Hardware, Open Spindled Railing at Stairway,</p>  |             |                   |           |             |
| 328  | Maple       | 3 BDR, 2 Bath     | \$379,550 | \$334,784   |
| <p>3 Car Garage, Walkout Basement, Vaulted Ceilings in Kitchen, Family Room and Dining Area, Gas Fireplace</p>   |             |                   |           |             |

with Mantel and Marble Surround, Large Kitchen Island with Breakfast Bar, Granite Kitchen Countertops, Slate GE Kitchen Appliances with Gas Range, Level 5 Aristokraft Cabinets Throughout Home, Adult Height Bathroom Vanities, Brushed Nickel Plumbing Accessories, 6ft Tall Windows on First Floor, White Six Panel Doors with Satin Nickel Hardware, Enclosed Soffit/Fascia, White Six Panel Doors with Satin Nickel Hardware, Decorative Glass at Garage, Exterior Coach Lights at Garage, Open Spindled Railing at Stairway,

---



SALES OFFICE OPEN DAILY 10AM TO 6PM | ©2013 McBride & Son Homes

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.