



## Manors at Cobblestone Crossing

965 Hwy P  
 O Fallon, MO 63366  
**Type:** Single Family Homes  
**Price Range:** \$180,000

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# Community Profile



### LOCATED IN O FALLON

I-70 to North on Hwy K/Main Street to left on Hwy P to entrance on right.

Display hours:  
 Sunday, Monday and Friday: 11am-6pm  
 Tuesday to Thursday, and Saturday: 10am-6pm

### ABOUT COBBLESTONE CROSSING:

This master planned community is located off Hwy P and features three unique villages with ranch, 1.5 and 2 story homes, and boasts fabulous community amenities.

### INCREDIBLE VALUE:

The Manors at Cobblestone Crossing features our Bayside series, starting in the \$180's. This community in the Fort Zumwalt North School District, as well as the sought after Mount Hope Elementary School District.

### AMENITIES:

Cobblestone Crossing has great amenities including a playground, pickle ball courts, a community pavilion and a great amount of common ground.

Dame's Park is right down the street with multiple football fields, playgrounds, picnic areas, plus walking and biking trails. Cobblestone Crossing is also minutes from O'Fallon Main Street, and popular restaurants and attractions such as McGurk's Public House, Hobo's, Hwy P Market and Meats and more.

# Available Models

## Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Aspen	Bayside	2 BDR	2 Bath	\$189,900
Aspen	Bayside	3 BDR	2 Bath	\$199,900
Aspen II	Bayside	3 BDR	2 Bath	\$214,900
Maple	Bayside	2 BDR	2 Bath	\$214,900

Maple	Bayside	3 BDR	2 Bath	\$224,900
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## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$214,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$219,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$224,900
Ashford	Bayside	4 BDR	2 1/2 Bath	\$234,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
29	Royal II	4 BDR, 2 1/2 Bath	\$270,835	\$265,835

Popular Royal II Floorplan, Move-In Ready Late Fall 2019, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Benton Umber 42in Tall Wall Cabinets, Kitchen Features Walk-In Pantry and Island with Breakfast Bar, Argento Romano Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, Family Room Features Window Wall and Ceiling Fan, First Floor Features ½ Bath, Master Bedroom Features Walk-In Closet, Master Bath Features 5ft Walk-In Shower, Level 3 Benton Umber Adult Height Cabinets with Double Sinks in Master Bath, Level 2 Edmond Lane Rainswept Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Monterey Sand Vinyl Siding and Black Louvered Shutters, Walkout Lower Level with ¾ Bath Rough-In, Enclosed Soffit and Fascia, Community Features Playground, Pickleball Courts, Pavilion, and Lush Commonground, Fort Zumwalt North School District,

2	Maple	2 BDR, 2 Bath	\$311,344	\$269,900
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Popular Maple Floorplan, Move-In Ready Now, Upgraded Hardwood Flooring in Main Living Areas, Kitchen Features Level 5 Antique Pewter 42in Tall Wall Cabinets, Jamocha Granite Laminate Kitchen Countertops, Kitchen Features Walk-In Pantry and Large Island with Breakfast Bar, Slate GE Kitchen Appliances with Gas Range, Vaulted Ceilings in Main Living Areas, Great Room Features Ceiling Fan and Gas Fireplace with Marble Surround, Main Floor Laundry, Open Stairway with Wood Spindled Railing, Master Bedroom Features Coffered Ceilings and Walk-In Closet, Master Bath Features 4ft Marble Shower with 1ft Seat, Level 5 Durham Toasted Antique Adult Height Cabinets with Double Sinks in Master Bath, Ceiling Fan in Master and Second Bedrooms, Two-Panel Caiman White Interior Doors with Satin Nickel Hardware, Exterior Features King Spanish Bay Brick and Black Raised Panel Shutters, Enclosed Soffit and Fascia, ¾ Bath Rough-In at Lower Level, Professional Irrigation System Installed, Community Features Playground, Pickleball Courts, Pavilion, and Lush Commonground, Fort Zumwalt North School District,

226	Royal II	4 BDR, 2 1/2 Bath	\$285,131	\$280,131
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Popular Royal II Floorplan, Move-In Ready Late Fall 2019, Upgraded Wooded Fields Fresh Bark Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Benton White 42ft Tall Wall Cabinets, Argento Romano Laminate Kitchen Countertops, Kitchen Features Walk-In Pantry and Island with Breakfast Bar, Stainless Steel GE Kitchen Appliances, Family Room Features Window Wall and Ceiling Fan, First Floor Features ½ Bath, Open Stairway with Wood Spindled Railing, Master Bedroom Features Large Walk-In Closet, Master Bath Features Separate Shower and Tub, Level 4 Benton White Adult Height Cabinets with Double Sinks in Master Bath, Master Bath Features 5ft Walk-In Shower, Level 2 Edmond Lane Rainswept Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Exterior Features Odyssey Plus Midnight Blue Vinyl Siding and White Louvered

Shutters, Walkout Lower Level with ¾ Bath Rough-In, Enclosed Soffit and Fascia, Community Features  
Playground, Pickleball Courts, Pavilion, and Lush Commonground, Fort Zumwalt North School District,

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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.