



## Manors at Winding Bluffs

9 Autumn Bluffs Court  
Fenton, MO 63026  
**Type:** Single Family Homes  
**Price Range:** \$220,000

**Sales Manager:**  
Renee McLafferty  
**Phone: (314) 440-1438**  
rmclafferty@mcbridehomes.com

## Community Profile



### LOCATED IN FENTON

Just south of Gravois Bluffs. Hwy 141 to west on 13th Street.

Display hours:

Sunday, Monday and Friday: 11am-6pm

Tuesday to Thursday, and Saturday: 10am-6pm

### PHASE II NOW OPEN!

### ABOUT THE WINDING BLUFFS:

New Homes in Fenton, MO. Welcome to Winding Bluffs, McBride Homes' exciting new home community located just off hwy 141. Every now and then a new home community comes on the market that is special: special in a "you-don't-see opportunities-like-this-very-often" way. All of our communities are in great locations, but this one is exceptional. It's the perfect location for larger more spacious living.

### OUTSTANDING VALUES:

New homes at Winding Bluffs include with move-up beautiful floor plans to choose from, including ranches, one-and-a-half story and several two story homes. There are wooded home sites available as well as many cul de sac and walk out basement home sites. Most importantly, the Winding Bluffs features the most affordable pricing of new homes in the area. See us soon!

### AMENITIES:

The Winding Bluffs features easy access to highway 141 and is located near Gravois Bluffs shopping center. Close to all measure of shopping, entertainment, grocery, restaurants, bars and everything in between. It's a location that can't be beat. Community amenities include two spring fed ponds, a sports field center, dog park and Guffey Elementary School within walking distance, inside this community.

## Available Models

### Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Aspen	Bayside	2 BDR	2 Bath	\$221,900
Aspen	Bayside	3 BDR	2 Bath	\$231,900
Maple	Bayside	2 BDR	2 Bath	\$246,900

Aspen II	Bayside	3 BDR	2 Bath	\$246,900
Maple	Bayside	3 BDR	2 Bath	\$256,900

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$246,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$251,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$256,900
Ashford	Bayside	4 BDR	2 1/2 Bath	\$266,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
94	Aspen	3 BDR, 2 Bath	\$271,280	\$266,280

Popular Aspen Floorplan, Move-In Ready Late Winter 2020, Wooded Fields Tuscan Earth Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Avalon Sarsaparilla 42in Tall Wall Cabinets, Silver Quartzite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Breakfast Bar, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings in Main Living Areas, Great Room Features Ceiling Fan, Master Bedroom Features Walk-In Closet, Level 4 Benton White Adult Height Vanity with Double Sinks in Master Bath, Master Bath Features 5ft Shower, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Fieldstone Way Durango Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Exterior Features Coventry Storm Vinyl Siding and King Stone Mill Brick, Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, Community Features Spring Fed Ponds, Sports Field Center, Dog Park, and Walking Trail,

103	Aspen II	3 BDR, 2 Bath	\$289,786	\$284,786
-----	----------	---------------	-----------	-----------

Popular Aspen II Ranch Floorplan, Move-In Ready Fall 2019, Bourbon Bridge Rustic Suede Hickory Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Benton White 42in Tall Wall Cabinets, Elemental Concrete Laminate Kitchen Countertops and Breakfast Bar, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings in Main Living Areas, Main Floor Laundry, Great Room Features Ceiling Fan, Open Stairway with Wood Spindled Railing, Master Bedroom Features Walk-In Closet, Level 3 Benton Umber Adult Height Cabinets with Double Sinks in Master Bath, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Wire and Brace for Ceiling Fans in Bedrooms, Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, Covered Patio Area with Wire and Brace for Ceiling Fan, Exterior Features Coventry Tuscan Clay Vinyl Siding and King Oak Reserve Brick with Musket Brown Shutters, Community Features Spring Fed Ponds, Sports Field Center, Dog Park, and Walking Trail, \*Similar Home Shown in Photos\*,

96	Royal II	4 BDR, 2 1/2 Bath	\$297,705	\$284,900
----	----------	-------------------	-----------	-----------

Popular Royal II Floorplan, Move-In Ready Fall 2019, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Avalon Umber 42in Tall Wall Cabinets, Kitchen Features Walk-In Pantry and Large Island with Breakfast Bar, Argento Romano Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, First Floor Features 9ft Ceilings and 1/2 Bath, Family Room Features Window Wall, Master Bedroom Features Walk-In Closet, Level 2 Sinclair Saddle Adult Height Cabinets with Double Sinks in Master Bath, Upgraded 5ft Walk-In Shower in Master Bath, Fieldstone Way Durango Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Cape Cod Gray Vinyl Siding with Black Louvered Shutters, Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and

Fascia, Community Features Spring Fed Ponds, Sports Field Center, Dog Park, and Walking Trail,

---

115	Royal II	4 BDR, 2 1/2 Bath	\$306,018	\$301,018
-----	----------	-------------------	-----------	-----------

Popular Royal II Floorplan, Move-In Ready Now!, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Avalon Sarsaparilla 42in Tall Wall Cabinets, Silver Quartzite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Walk-In Pantry and Large Island with Breakfast Bar, Stainless Steel GE Kitchen Appliances, First Floor Features 9ft Ceilings and ½ Bath, Open Stairway with Wood Spindled Railing, Master Bedroom Features Walk-In Closet, Level 3 Avalon Sarsaparilla Adult Height Cabinets with Double Sinks in Master Bath, Upgraded 5ft Walk-In Shower in Master Bath, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Tuscan Clay Vinyl Siding, Monterey Sand Shake Siding, and King Oak Reserve Brick with Musket Brown Louvered Shutters, Partial Walkout Lower Level with ¾ Bath Rough-In, Community Features Spring Fed Ponds, Sports Field Center, Dog Park, and Walking Trail, Enclosed Soffit and Fascia, \*Similar Home Shown in Photos\*,

---



©2019 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.