



## Manors at Wyndstone

36 Hidden Bluffs Drive  
Lake St Louis, MO 63367  
**Type:** Single Family Homes  
**Price Range:** \$190,000

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# Community Profile



### LOCATED IN LAKE ST LOUIS

Take I-64 W to Hwy N W, turn right onto Lake St Louis Blvd, turn left onto Orf Rd, then right onto Duello Rd to community entrance on right.

Display hours:  
Friday & Saturday: 10am to 6pm  
Sunday & Monday: 11am to 6pm  
?Tuesday – Thursday: By Appointment Only

### ABOUT MANORS AT WYNDSTONE:

New Homes in Lake Saint Louis, MO. Brand new community in Lake Saint Louis, off Duello Road. Astounding amenities, great location and incredible value are just some of the reasons why this community is becoming such a hit.

Wyndstone offers three different villages of single family homes. There is an abundance of common ground, and numerous cul-de-sac homesites throughout the neighborhood.

### OUTSTANDING VALUE:

The Manors at Wyndstone features McBride’s Bayside series with 8 floor plans to choose from, pricing from the \$190&#39;s.

Wyndstone is located in the Wentzville School District, with students attending Duello Elementary, Wentzville South Middle and Timberland High School.

### AMENITIES:

This community includes rare amenities such as a walking trail, and is only minutes from I-64 and I-70.

Wyndstone is located right next to Duello Elementary School, an equestrian center, and around the corner from churches, shopping and more. The Meadows at Lake Saint Louis shopping center is up the road with more than thirty stores, boutique retailers and restaurants.

# Available Models

## Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
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Aspen	Bayside	2 BDR	2 Bath	\$198,900
Aspen	Bayside	3 BDR	2 Bath	\$208,900
Maple	Bayside	2 BDR	2 Bath	\$223,900
Aspen II	Bayside	3 BDR	2 Bath	\$223,900
Maple	Bayside	3 BDR	2 Bath	\$233,900

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$223,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$228,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$233,900
Ashford	Bayside	4 BDR	2 1/2 Bath	\$243,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
50	Aspen	3 BDR, 2 Bath	\$248,282	\$243,282

Move In Ready by Summer, Vaulted Ceilings in Great Room and Kitchen Area, Optional Kitchen Layout with Breakfast Bar open to Family Room, Level 4 Painted Benton White Aristokraft Kitchen Cabinetry, 42 Inch Tall Kitchen Wall Cabinetry with Additional Cabinets over Refrigerator, 8 Inch Deep Single Basin Kitchen Sink with Chrome Pull Out Spray, Stainless Steel GE Kitchen Flooring with Electric Range, Microwave and Dishwasher Included, Rustic Suede Hickory Laminate Wood Flooring in Great Room, Kitchen and Foyer, White Six Panel Doors with Satin Nickel Hardware, Laundry on First Floor, Various Recessed Can Lighting Throughout Home, Level 2 Mainsail Drive Ivory Mist Carpet Flooring in All Bedrooms, Adult Height Vanity with Double Sinks, and Level 3 Avalon Aristokraft Sarsaparilla Cabinetry in Master Bathroom, 3/4 Bath Rough In and Sump Pump in Basement, Coventry Storm Gray Siding, Platinum Gray Shake, Black Louvered Shutters and Black Front Door,

61	Aspen	3 BDR, 2 Bath	\$252,878	\$244,900
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Popular Aspen 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, Argento Romano Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Breakfast Bar, Stainless Steel GE Kitchen Appliances, Great Room Features Ceiling Fan, First Floor Laundry, Level 3 Avalon Sarsaparilla Adult Height Cabinets with Double Sinks in Master Bath, 5ft Walk-In Shower in Master Bath, Level 2 Edmond Lane Rainswept Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Six-Panel White Interior Doors with Satin Nickel Hardware, Vaulted Ceilings in Main Living Areas, Exterior Features Odyssey Plus Midnight Blue Vinyl Siding and Black Louvered Shutters, Walkout Lower Level with ¾ Bath Rough-In, Enclosed Soffit and Fascia, Community Features Walking Trail, and is in the Wentzville School District,

35	Aspen	3 BDR, 2 Bath	\$250,284	\$245,284
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Popular Aspen Floorplan, Move-In Ready Early Summer 2020, Bourbon Bridge Rustic Suede Hickory Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Benton Umber 42in Tall Wall Cabinets, Argento Romano 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, Upgraded 5ft Shower in Master Bathroom,

Level 2 Sinclair Saddle Adult Height Vanity with Double Sinks in Master Bath, Wire and Brace for Ceiling Fans in Bedrooms, Six-Panel White Interior Doors with Satin Nickel Hardware, Fieldstone Way Durango Carpeting in Bedrooms, Exterior features Coventry Tuscan Clay Vinyl Siding and Black Louvered Shutters, Partial Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, Community Features Walking Trail, and is in the Wentzville School District, \*Similar Home Shown in Photos\*,

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54	Aspen II	3 BDR, 2 Bath	\$255,876	\$250,876
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Move In Ready by Summer, Vaulted Ceilings in Great Room, Kitchen and Dining Area, 42 Inch Tall Kitchen Wall Cabinets with Additional Cabinetry over Refrigerator, Level 3 Avalon Umber Aristokraft Kitchen Cabinetry, Silver Quartzite Formica Laminate Kitchen Countertops, Breakfast Bar in Kitchen, Stainless Steel GE Kitchen Appliances with Electric Range, Microwave and Dishwasher, Rustic Suede Hickory Wood Laminate Flooring in Great Room, Foyer, Kitchen and Dining Areas, Various Recessed Can Lighting Throughout Home, Brushed Nickel Lighting Fixtures, White Six Panel Doors with Satin Nickel Hardware, Fieldstone Way Durango Carpet Flooring in All Bedrooms, Adult Height Vanity with Double Sinks and Avalon Umber Aristokraft Cabinetry in Master Bathroom, Open Spindled Wood Fogstone Stained Railing at Stairway to Lower Level, 3/4 Bath Rough In and Sump Pump in Basement, Coventry Tuscan Clay Siding, Monterey Sand Shake, Black Louvered Shutters and Black Front Door,

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57	Royal II	4 BDR, 2 1/2 Bath	\$278,588	\$273,588
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Move In Ready by Summer, Optional Luxury Kitchen Plan with Large Kitchen Island with Breakfast Bar, Level 3 Avalon Sarsaparilla Aristokraft Kitchen Cabinetry, 42 Inch Tall Kitchen Wall Cabinets with Additional Cabinetry over Refrigerator, Silver Quartzite Formica Laminate Kitchen Countertops, Stainless Steel GE Kitchen Appliances with Electric Range, Microwave and Dishwasher, 8 Inch Deep Single Basin Kitchen Sink with Chrome Pull Out Spray, Various Recessed Can Lighting Throughout Home, Brushed Nickel Lighting Fixtures, Rustic Suede Hickory Laminate Wood Flooring on Main Level, White Two Panel Square Decorative Doors with Satin Nickel Hardware, Half Wall at Stairway with Fogstone Stained Stair Cap, Level 2 Mainsail Drive Ivory Mist Carpet Flooring in All Bedrooms, Adult Height Vanity in Master Bathroom, Chrome Bathroom Accessories, Coventry Tuscan Clay Exterior Siding, Black Shutters and Black Front Door,

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26	Royal II	4 BDR, 2 1/2 Bath	\$286,028	\$281,028
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Move In Ready by Summer, Homesite Backs to Common Ground, Luxury Kitchen Plan with Large Island with Breakfast Bar, Level 4 Benton Painted White Aristokraft Kitchen Cabinetry, 42" Tall Kitchen Wall Cabinets with Additional Cabinets Over Refrigerator, White Ice Granite Formica Laminate Kitchen Countertops, 8 Inch Deep Single Basin Sink with Chrome Pull Out Spray, Stainless Steel GE Kitchen Appliances with Electric Range, Microwave and Dishwasher, Rustic Suede Hickory Laminate Wood Flooring on Main Level, Various Recessed Can Lighting Throughout Home, Brushed Nickel Lighting Fixtures, White Two Panel Interior Doors with Satin Nickel Door Hardware, Open Spindled Fogstone Stained Spindled Railing to Upper Level, Luxury Master Bathroom Plan with Adult Height Vanity with Benton Sarsaparilla Cabinetry, Elongated Comfort Height Toilets in Master Bathroom and Powder Room, Chrome Bathroom Fixtures, Level 2 Mainsail Drive Ivory Mist Carpet Flooring in All Bedrooms, 3/4 Bath Rough In and Sump Pump in Basement, Coventry Storm Colored Vinyl Exterior Siding, Black Louvered Shutters, with Black Painted Front Door, Decorative Stockton Style Glass at Garage Door, Community Features Walking Trail, and is in the Wentzville 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.