



## Manors at Cobblestone Crossing

110 Cobble Road  
 O'Fallon, MO 63366  
**Type:** Single Family Homes  
**Price Range:** \$190,000

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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:

New Homes in O'Fallon, MO. 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 \$190'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	\$199,900
Aspen	Bayside	3 BDR	2 Bath	\$209,900
Aspen II	Bayside	3 BDR	2 Bath	\$224,900
Maple	Bayside	2 BDR	2 Bath	\$224,900

Maple	Bayside	3 BDR	2 Bath	\$234,900
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## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$224,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$229,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$234,900
Ashford	Bayside	4 BDR	2 1/2 Bath	\$244,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
185	Aspen II	3 BDR, 2 Bath	\$272,949	\$267,949

Beautiful 3BR, 2BA Ranch Home, Ready this Fall!, Walkout Homesite on Cul-de-sac Street, Covered Area for Future Deck with Ceiling Fan Prewire, Vaulted Ceilings in Great Room, Kitchen, and Dining Area, Chestnut Wood Laminate Flooring in Main Living Areas, Level 3 Sarsaparilla Kitchen 42 Inch Cabinets, Kitchen Center Island with Extended Flush Countertop for Breakfast Bar, Stainless Steel GE Appliances, Argento Romano Laminate Countertops, Large Walk In Pantry, Dual Closets in Master Bedroom, including Walk In Closet, Shower and Adult Height Double Bowl Vanity in Master Bath, Level 3 Sarsaparilla Bathroom Cabinets, Main Floor Laundry Room, Tons of Windows for Abundance of Natural Light, Upgraded Lighting including Ceiling Fan Prewires and Recessed Can Lights, White Six Panel Decorative Interior Doors with Satin Nickel Hardware, 3/4 Bath Rough In at Lower Level, Exterior features Cape Code Gray Vinyl Siding with Black Shutters and Door, Similar Photos Shown,



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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.