



Brookside Forest

413 Dusty Brook Drive
 O#039;Fallon, MO 63366

Type: Single Family Homes

Price Range: \$190,000

Sales Manager:

Logan Kay

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Community Profile



LOCATED IN O#039;FALLON

I-70 to north on Lake St. Louis Boulevard/Guthrie Road. Right on Burning Brook Drive to right on Dusty Brook Drive.

Display hours:

Friday & Saturday: 10am to 6pm

Sunday & Monday: 11am to 6pm

?Tuesday – Thursday: By Appointment Only

ABOUT BROOKSIDE FOREST:

New Homes in O#039;Fallon, MO. Welcome to Brookside Forest, McBride Homes#039; exciting new community in O#039;Fallon. This beautiful St. Charles County community offers new single family homes from the Bayside Series. 7 different floorplans are featured, including ranch and two story models.

OUTSTANDING VALUES:

Pricing at Brookside Forest starts in the \$190's with innovative floor plans, including ranches and several two story homes. There are wooded homesites available throughout the community. Brookside Forest is located in the esteemed Wentzville School District, with students attending Lakeview Elementary, Wentzville Middle, and Holt High School.

Most importantly, Brookside Forest features the most affordable pricing in St. Charles County. See us soon!

AMENITIES:

Brookside Forest is located in O#039;Fallon, just off Lake Saint Louis Boulevard and Guthrie Road/Burning Brook Drive. It is minutes away from shopping, restaurants and entertainment venues. Brookside also provides easy access to I-70 and minutes from Highway 40.

[SEE OUR DRONE VIDEO HERE](#)

Available Models

Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Aspen	Bayside	2 BDR	2 Bath	\$196,900
Aspen	Bayside	3 BDR	2 Bath	\$206,900

Maple	Bayside	2 BDR	2 Bath	\$221,900
Aspen II	Bayside	3 BDR	2 Bath	\$221,900
Maple	Bayside	3 BDR	2 Bath	\$231,900

Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$221,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$226,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$231,900
Ashford	Bayside	4 BDR	2 1/2 Bath	\$241,900

Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
85	Aspen	3 BDR, 2 Bath	\$248,674	\$243,674

Popular Aspen Floorplan, Move-In Ready March, 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 with 8in Deep Single Basin Sink, Kitchen Features Breakfast Bar and Stainless Steel GE Appliances, Vaulted Ceilings in Main Living Areas, Great Room Features Ceiling Fan, Main Floor Laundry, Master Bedroom Features Walk-In Closet, Master Bath Features 5ft Shower, Level 3 Avalon Sarsaparilla Adult Height Vanity with Double Sinks in Master Bath, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Cape Cod Gray Vinyl Siding and Black Louvered Shutters, Partial Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, Homesite Backs to Wooded Commonground, Community Features Lush Commonground and is in the Wentzville School District, *Similar Home Shown in Photos*,

7	Aspen II	3 BDR, 2 Bath	\$257,144	\$252,144
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Popular Aspen II Floorplan, Move-In Ready Now!, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Benton White 42in Tall Wall Cabinets, Argento Romano Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Breakfast Bar and Walk-In Pantry, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings in Main Living Areas, Main Floor Laundry, Master Bedroom Features Two Closets, Level 3 Benton Sarsaparilla Adult Height Vanity with Double Sinks in Master Bath, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Wire and Brace for Ceiling Fan in Bedrooms, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Platinum Gray Vinyl Siding and King Bourbon Trail Brick, Covered Patio Area with Wire and Brace for Ceiling Fan, 3/4 Bath Rough-In at Lower Level, Enclosed Soffit and Fascia, Community Features Lush Commonground and is in the Wentzville School District, *Similar Home Shown in Photos*,

74	Aspen II	3 BDR, 2 Bath	\$260,966	\$255,966
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Popular Aspen II Floorplan, Move-In Ready March 2020, Bourbon Bridge Rustic Suede Hickory Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 4 Benton White 42in Tall Wall Cabinets, White Ice Granite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Breakfast Bar and Walk-In Pantry, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings and Main Living Areas, Covered Patio Area off Dining Room, Main Floor Laundry, Master Bedroom Features Walk-In Closet, Level 3 Benton Sarsaparilla Adult Height Vanity with Double Sinks in Master Bathroom, Wire and Brace for Ceiling Fans in Bedrooms, Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms, Two-Panel Square White

Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Tuscan Clay Vinyl Siding and Black Louvered Shutters, Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, Community Features Lush Commonground and is in the Wentzville School District, *Similar Home Shown in Photos*,

50	Aspen II	3 BDR, 2 Bath	\$268,266	\$263,266
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Popular Aspen II Floorplan, Move-In Ready Spring 2020, 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 and Walk-In Pantry, Stainless Steel GE Kitchen Appliances, Great Room Features Ceiling Fan, Main Floor Laundry, First Floor Features 9Ft Ceilings, Covered Patio Area off Dining Room, Master Bedroom Features Walk-In Closet, Level 3 Avalon Sarsaparilla Adult Height Vanity 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 Storm Gray Vinyl Siding and Platinum Gray Shake Siding with Black Louvered Shutters, Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, *Similar Home Shown in Photos*, Community Features Lush Commonground and is in the Wentzville School District,

69	Royal II	4 BDR, 2 1/2 Bath	\$276,053	\$271,053
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Popular Royal II Floorplan, Move-In Ready Late Spring 2020, Bourbon Bridge Rustic Suede Hickory Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Benton Sarsaparilla 42in Tall Wall Cabinets, Argento Romano Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Island with Extended Countertops and Walk-In Pantry, Stainless Steel GE Kitchen Appliances, Family Room Features Ceiling Fan, Main Floor Laundry and 1/2 Bath, Master Bedroom Features Walk-In Closet, Master Bathroom Features Upgraded 5Ft Shower, Level 2 Sinclair Saddle Adult Height Vanity with Double Sinks in Master Bath, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Fieldstone Way Durango Carpet in Bedrooms, Wire and Brace for Ceiling Fans in Bedrooms, Exterior Features Coventry Cape Cod Gray Vinyl Siding and Black Louvered Shutters, Walkout Lower Level with 3/4 Bath Rough-In, Enclosed Soffit and Fascia, Community Features Lush Commonground and is in the Wentzville School District, *Similar Home Shown in Photos*,



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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.