



Hannah Ridge Estates

1601 Spring Mill Drive
Wentzville, MO 63385
Type: Single Family Homes
Price Range: \$220,000

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Community Profile



LOCATED IN WENTZVILLE

Hwy 61 to Peine Road, right on Spring Mill Drive, right on Woods Mill Drive.

Display hours:

Sunday, Monday and Friday: 11am-6pm

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

ABOUT HANNAH RIDGE ESTATES: Hannah Ridge Estates is a community with a top notch location in a quiet tucked-away area of Wentzville. This community does away with the notion that it's impossible to find a great home at a great price in a great location. It combines the concepts of privacy and convenience with it's close proximity to needs of all kinds.

OUTSTANDING VALUES: Hannah Ridge Estates is located on Woods Mill Drive, just off of Peine Road between Wentzville Parkway and highway 61. The community features McBride's award winning floor plans including ranch style, 1 ½ story, and two story homes and has inventory homes available for a quicker move in.

AMENITIES: Hannah Ridge Estates is a beautiful community with easy access to highway 61 and Wentzville Parkway which has all the restaurants, entertainment and shopping you desire. This community has easy access to all major interstates as well. A unique feature for Hannah Ridge Estates is the ability to build 6Ft Privacy Fencing, which many municipalities will not allow.

Available Models

Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Hickory	Oakwood	3 BDR	2 Bath	\$224,900
Hickory	Oakwood	4 BDR	2 Bath	\$238,900
Maple Expanded	Oakwood	3 BDR	2 Bath	\$264,900

1 1/2 Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Pin Oak	Oakwood	3 BDR	2 1/2 Bath	\$284,900
Pin Oak	Oakwood	4 BDR	3 1/2 Bath	\$294,900

Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
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MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Hermitage II	Oakwood	4 BDR	2 1/2 Bath	\$249,900
Sequoia	Oakwood	4 BDR	2 1/2 Bath	\$259,900
Nottingham	Oakwood	4 BDR	2 1/2 Bath	\$274,900

Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
85	Hickory	3 BDR, 2 Bath	\$266,869	\$254,900

Popular Hickory Ranch Floorplan, Move-In Ready Now, Wooded Fields Fresh Bark Wood Laminate Flooring in Main Living Areas, Kitchen Features Level 3 Avalon Sarsaparilla 42in Tall Wall Cabinets, White Ice Granite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Walk-In Pantry, Stainless Steel GE Kitchen Appliances, Vaulted Ceilings in Main Living Areas, Master Bedroom Features Double Doors, Ceiling Fan, and Walk-In Closet, Master Bath Features Separate Shower and Tub with Window, Level 3 Avalon Sarsaparilla Adult Height Cabinets in Master Bath, Level 2 Edmond Lane Rainswept Carpet in Bedrooms, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Wire and Brace for Ceiling Fans in Bedrooms, Exterior Features Storm Gray Vinyl Siding and King Smoky Mountain Brick with Black Louvered Shutters, Architectural Charcoal Shingles, ¾ Bath Rough-In at Lower Level, Enclosed Soffit and Fascia,

84	Hickory	3 BDR, 2 Bath	\$268,662	\$261,162
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Popular Hickory Floorplan, Move-In Ready January 2020, 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 with Gas Range, Vaulted Ceilings in Main Living areas, Great Room Features Ceiling Fan, Main Floor Laundry Room, Master Bedroom Features Walk-In Closet, Master Bath Features Separate Shower and Tub with Window, Level 3 Benton 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 Platinum Gray Vinyl Siding and King New Castle Brick with Tuxedo Grey Louvered Shutters, 3/4 Bath Rough-In at Lower Level, Enclosed Soffit and Fascia,

57	Hermitage II	4 BDR, 2 1/2 Bath	\$312,080	\$294,900
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Popular Hermitage II Floorplan, Move-In Ready Now, Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas, Silver Quartzite Laminate Kitchen Countertops with 8in Deep Single Basin Sink, Kitchen Features Level 3 Benton Umber 42in Tall Wall Cabinets, Kitchen Features Walk-In Pantry and Large Island with Breakfast Bar, Stainless Steel GE Kitchen Appliances, First Floor Features 9ft Ceilings and ½ Bath, Family Room Features Ceiling Fan, Open Stairway with Wood Spindled Railing and Large Window, Master Bedroom Features Double Doors, Ceiling Fan, and Walk-In Closet, Level 3 Benton Umber Adult Height Cabinets with Double Sinks in Master Bath, Master Bath Features Separate Shower and Tub with Window, Level 2 Edmond Lane Rainswept Carpet in Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Wire and Brace for Ceiling Fans in Bedrooms, Exterior Features Natural Linen Vinyl Siding and King Vintage Port Brick with Tuxedo Grey Louvered Shutters and Architectural Charcoal Shingles, ¾ Bath Rough-In at Lower Level, Enclosed Soffit and Fascia,

41	Hermitage II	4 BDR, 2 1/2 Bath	\$302,882	\$295,382
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Popular Hermitage II Floorplan, Move-In Ready Spring 2020, Bourbon Bridge Rustic Suede Hickory 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 Walk-In Pantry and Island with Extended Countertop, Stainless Steel GE Kitchen Appliances, Main

Floor Features Laundry and 1/2 Bath, Open Stairway to Second Floor with Wood Spindled Railing, Level 3 Avalon Sarsaparilla High/Low/High Vanity with Double Sinks in Master Bath, Master Bedroom Features Walk-In Closet, Master Bathroom Features Separate Shower and Tub with Window, 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 Tuscan Clay Vinyl Siding and Black Louvered Shutters with Architectural Weathered Wood Shingles, Enclosed Soffit and Fascia, 3/4 Bath Rough-In at Lower Level,

59	Hermitage II	4 BDR, 2 1/2 Bath	\$307,410	\$299,910
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Popular Hermitage II Floorplan, Move-In Ready February 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 Walk-In Pantry and Island with Breakfast Bar, Slate GE Kitchen Appliances, Main Floor Features Laundry Room and 1/2 Bath, Master Bedroom Features Double Doors, Ceiling Fan, and Walk-In Closet, Master Bath Features Separate Shower and Tub with Window, Level 3 Avalon Sarsaparilla High/Low/High 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 Arch White Interior Doors with Satin Nickel Hardware, Exterior Features Coventry Storm Vinyl Siding and Black Louvered Shutters with Architectural Pewter Gray Shingles, Enclosed Soffit and Fascia, Walkout Lower Level with 3/4 Bath Rough-In, Homesite is on a Cul-de-Sac,



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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.