



## Arbors at Bluebird Park

60 Klamberg Lane  
 Ellisville, MO 63021  
**Type:** Single Family Homes  
**Price Range:** \$390,000

**Sales Manager:**  
 Mark Harder  
**Phone: (636) 220-3010**  
 mharder@mcbridehomes.com

## Community Profile



### LOCATED IN ELLISVILLE

Clarkson Road to east on Manchester Road, south (right) on East Meadow Lane, right on Carole Lane to left on Klamberg Lane.

### ABOUT ARBORS AT BLUEBIRD PARK:

Welcome to Arbors at Bluebird Park, McBride & Son Homes' exciting new move-up home community in Ellisville.

Arbor at Bluebird Park is a private enclave of only 20 cul-de-sac home sites with many backing to trees and common ground.

### AMENITIES:

Arbor at Bluebird Park is the perfectly located in West St. Louis County just south of Manchester Road which features grocery, banks, unique restaurants and shopping of all kinds. Arbors at Bluebird Park is also located in the award winning Rockwood School district. It's got it all!

### OUTSTANDING VALUES:

Pricing at Arbor at Bluebird Park starts in the mid \$400's with ten beautiful move-up floor plans to choose from, including ranches, one-and-a-half story and several two story homes. Homes of this quality, in this location at this price are hard to find. Don't miss out.

## Available Models

### Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Maple Expanded	Oakwood	3 BDR	2 Bath	TBA
Hickory	Oakwood	3 BDR	2 Bath	\$359,900
Hickory	Oakwood	4 BDR	2 Bath	\$369,900
Maple	Bayside	3 BDR	2 Bath	\$379,900
Birch	Timberwood	3 BDR	2 Bath	\$402,900

## 1 1/2 Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Pin Oak	Oakwood	3 BDR	2 1/2 Bath	\$427,900
Linden	Timberwood	4 BDR	2 1/2 Bath	\$432,900
Pin Oak	Oakwood	4 BDR	3 1/2 Bath	\$443,095

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Ashford	Bayside	4 BDR	2 1/2 Bath	\$387,900
Hermitage II	Oakwood	4 BDR	2 1/2 Bath	\$387,900
Sequoia	Oakwood	4 BDR	2 1/2 Bath	\$397,900
Nottingham	Oakwood	4 BDR	2 1/2 Bath	\$407,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
2	Maple Expanded	3 BDR, 2 Bath	\$491,056	\$395,000

3 Car Garage, Vaulted Ceilings in Great Room, Kitchen and Dining Area, 36" Gas Fireplace with Mantel and Marble Surround in Great Room, Stainless Steel GE Kitchen Appliances with Gas Range, Granite Kitchen Countertops, Level 2 Aristokraft Cabinets Throughout Home, 42" Tall Kitchen Wall Cabinets with Crown Molding, Additional Recessed Can Lighting Throughout Home, Bay Windows and Coffered Ceiling in Master Bedroom, Adult Height Vanity in Master Bath and Hall Bath, Brushed Nickel Plumbing Accessories, Upgraded Flooring and Lighting, Open Spindled Oakwood Railing at Stairs, White Two Panel Doors with Satin Nickel Hardware, Enclosed Soffit and Aluminum Fascia, Professional Landscape,



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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.