



## Arbors at Bluebird Park

60 Klamberg Lane  
 Ellisville, MO 63021  
**Type:** Single Family Homes  
**Price Range:** \$350,000

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# 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 \$300'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:
Hickory	Oakwood	3 BDR	2 Bath	\$356,900
Maple	Bayside	2 BDR	2 Bath	\$356,900
Hickory	Oakwood	4 BDR	2 Bath	\$366,900
Maple	Bayside	3 BDR	2 Bath	\$367,280
Magnolia	Oakwood	3 BDR	2 Bath	\$383,900
Birch	Timberwood	3 BDR	2 Bath	\$399,900

## 1 1/2 Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Pin Oak	Oakwood	4 BDR	3 1/2 Bath	TBA
Pin Oak	Oakwood	3 BDR	2 1/2 Bath	\$424,900
Linden	Timberwood	4 BDR	2 1/2 Bath	\$429,900

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Ashford	Bayside	4 BDR	2 1/2 Bath	\$384,900
Hermitage II	Oakwood	4 BDR	2 1/2 Bath	\$384,900
Hermitage II	Oakwood	5 BDR	2 1/2 Bath	\$391,845
Sequoia	Oakwood	4 BDR	2 1/2 Bath	\$394,900
Nottingham	Oakwood	4 BDR	2 1/2 Bath	\$404,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
10	Ashford	4 BDR, 2 1/2 Bath	\$514,486	\$482,850
<p>Three Car Garage with Extended Floorplan, Walkout Homesite that Overlooks Bluebird Park, Upgraded Flooring and Lighting including Recessed Can Lights, 9Ft Ceilings on the First Floor, Great Room Bay Window, Gas Fireplace with Marble Surround, Expanded Kitchen and Breakfast Room, Upgraded Cabinets Throughout Home, Granite Countertops, Stainless Steel Appliances with Gas Range, Large Desk in Kitchen with Wall Cabinets, Coffered Ceiling in Dining Room, Coffered Ceiling in Master Bedroom, Luxury Master Bath, Upgraded Moen Plumbing Fixtures, Open Staircase with Spindled Railing,</p>				
7	Sequoia	4 BDR, 2 1/2 Bath	\$506,384	\$485,165
<p>3 Car Garage, Bay Windows in Family Room, 36" Gas Fireplace with Mantel, Granite Kitchen Countertops, Large Kitchen Island, Stainless Steel GE Kitchen Appliances, 42" Tall Kitchen Wall Cabinets, Butler's Pantry with Additional Cabinets, Level 3 Aristokraft Cabinets Throughout Home, Coffered Ceiling and Sitting Room in Master Bedroom, Double Doors to Master Bedroom, High/Low Vanity in Master Bathroom, Open Spindled Railing at Stairway, Recessed Can Lighting in Kitchen, Great Room, Master Bedroom and more, Dual Zone Heating and Cooling, Enclosed Soffit and Fascia, 12 x 12 ft Concrete Back Patio, Professional Landscape Package,</p>				
19	Nottingham	4 BDR, 2 1/2 Bath	\$535,478	\$498,728
<p>Walkout Homesite, 9Ft Ceilings on the First Floor, Window Wall in Great Room, Gas Fireplace with Marble Surround, Large Kitchen Center Island with Breakfast Bar, Level 2 Cabinets including 42 Inch Kitchen Wall Cabinets, Granite Countertops, Stainless Steel Appliances including Gas Range, Breakfast Room Bay Window, Large Desk in Kitchen with Wall Cabinets, Sitting Room in Master Bedroom, Coffered Ceiling in Master Bedroom, Upgraded Plumbing Fixtures, Wave Bowl Double Sinks, and Window in Master Bath, Upgraded Flooring including Hardwood, Open Spindled Railing at Staircase to Upper and Lower Levels, Upgraded Lighting including Recessed Can Lights, 10x10Ft Concrete Patio, Dual Zone HVAC,</p>				



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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.