



## Estates at Winding Bluffs

200 13th Street  
 Fenton, MO 63026  
**Type:** Single Family Homes  
**Price Range:** \$230,000

**Sales Manager:**  
 Patti Thomas  
**Phone: (314) 440-6270**  
 pthomas@mcbridehomes.com

## Community Profile



### LOCATED IN FENTON

Just south of Gravois Bluffs. Hwy 141 to west on 13th Street.

### PHASE II NOW OPEN!

### ABOUT THE WINDING BLUFFS:

Welcome to Winding Bluffs, McBride & Son Homes' exciting new home community located just off hwy 141. Every now and then a new home community comes on the market that is special: special in a "you-don't-see opportunities-like-this-very-often" way. All of our communities are in great locations, but this one is exceptional. It's the perfect location for larger more spacious living.

### AMENITIES:

The Winding Bluffs features easy access to highway 141 and is located near Gravois Bluffs shopping center. Close to all measure of shopping, entertainment, grocery, restaurants, bars and everything in between. It's a location that can't be beat. Community amenities include two spring fed ponds, a sports field center, dog park and Guffey Elementary School within walking distance, inside this community.

### OUTSTANDING VALUES:

New homes at Winding Bluffs include with move-up beautiful floor plans to choose from, including ranches, one-and-a-half story and several two story homes. There are wooded home sites available as well as many cul de sac and walk out basement home sites. Most importantly, the Winding Bluffs features the most affordable pricing of new homes in the area. See us soon!

## Available Models

### Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Hickory	Oakwood	3 BDR	2 Bath	\$239,900
Hickory	Oakwood	4 BDR	2 Bath	\$249,900
Maple Expanded	Oakwood	3 BDR	2 Bath	\$279,900

## 1 1/2 Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Pin Oak	Oakwood	3 BDR	2 1/2 Bath	\$299,900
Pin Oak	Oakwood	4 BDR	3 1/2 Bath	\$309,900

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Hermitage II	Oakwood	4 BDR	2 1/2 Bath	\$264,900
Sequoia	Oakwood	4 BDR	2 1/2 Bath	\$274,900
Nottingham	Oakwood	4 BDR	2 1/2 Bath	\$289,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
225	Hickory	3 BDR, 2 Bath	\$279,877	\$279,877

Vintage Wicker Siding, Heritage Trail Brick and Musket Brown Shutters and Door, Breakfast Bar in Kitchen for Additional Seating, Stainless Steel GE Kitchen Appliances, Level 2 Sinclair Rouge Aristokraft Cabinets, 42" Tall Kitchen Wall Cabinets, Adult Height Vanity in Master Bathroom, Chrome Bathroom Plumbing Fixtures, White Six Panel Doors with Satin Nickel Hardware, Open Stairwell and Half Wall and Stained Stair Cap, 50 Gallon Water Heater, Sump Pump, 3/4 Bath Rough In Basement, Enclosed Soffit and Fascia,

206	Hermitage II	4 BDR, 2 1/2 Bath	\$321,512	\$321,512
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Tuscan Clay Siding, King Oak Reserve Brick, Black Shutters and Door, 9Ft Ceilings on First Floor, Fireplace in Family Room with Mantel and Marble Surround, Large Kitchen Island with Breakfast Bar, Walk In Pantry in Kitchen, Stainless Steel GE Kitchen Appliances, Level 2 Sinclair Saddle Aristokraft Cabinets, 42" Tall Kitchen Wall Cabinets, Open Spindled Railing at Stairway to Upper and Lower Levels, Additional Window at Stairway and Kitchen, Pre Wire for Ceiling Fans in Family Room and All Bedrooms, Double Doors to Master Bedroom, Adult Height Vanity with Double Sinks in Master Bathroom, Chrome Bathroom Plumbing Fixtures, White Six Panel Doors with Satin Nickel Hardware, Enclosed Soffit and Fascia, Sump Pump, 3/4 Bath Rough In Basement,

187	Maple Expanded	3 BDR, 2 Bath	\$387,523	\$340,000
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3 Car Garage, Walkout Homesite, Vaulted Ceilings in Kitchen, Breakfast Room and Family Room, Hardwood Flooring in Great Room, Foyer, Kitchen and Breakfast Room, Cream Pearl Granite Kitchen Countertops, Large Kitchen Island, Stainless Steel GE Kitchen Appliances with Gas Range, Dishwasher and more, Level 4 Aristokraft Cabinets in Sarsaparilla, 42" Tall Kitchen Wall Cabinets with Crown Molding, Recessed Can Lights in Kitchen, Bay Windows in Master Bedroom, Double Sinks and Adult Height Vanity in Master Bathroom, Open Spindled Railing at Stairway, Brushed Nickel Plumbing Fixtures, White Six Panel Doors with Satin Nickel Hardware, Enclosed Soffit and Fascia, 3/4 Bath Rough In Basement,



SALES OFFICE OPEN DAILY 10AM TO 6PM | ©2013 McBride & Son Homes

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.