



## Pearl Vista

1301 Tom Ginnever Ave  
 O Fallon, MO 63366  
**Type:** Single Family Homes  
**Price Range:** \$200,000

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# Community Profile



### LOCATED IN O FALLON

1-70 to North on Exit 220 towards Elsberry/Louisiana (MO Hwy 79), Exit Salt River Rd/Pearl Dr and go left (road turns into Tom Ginnever Ave). The community will be about 1 mile on the right.

Display hours:  
 Sunday, Monday and Friday: 11am-6pm  
 Tuesday to Thursday, and Saturday: 10am-6pm

### ABOUT PEARL VISTA:

Welcome to Pearl Vista, McBride Homes' exciting new home community in O'Fallon, MO. This beautiful community features 46 homesites with cul-de-sac homesites, available three car garages and private streets in a great St. Charles County location. Pearl Vista is just minutes from great shopping, major highways and public schools.

### OUTSTANDING VALUE:

Pearl Vista is located in the esteemed Fort Zumwalt School District and is within walking distance to Fort Zumwalt North High School. With single family homes from the \$200's, Pearl Vista offers incredible values in a great location!

### AMENITIES:

You are sure to find yourself comfortably settled at Pearl Vista, as it allows both easy traveling and nearby conveniences plus quick access to I-70. This community is also minutes away from the Ozzie Smith Sports Complex.

# Available Models

## Ranch

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Aspen	Bayside	2 BDR	2 Bath	\$204,900
Aspen	Bayside	3 BDR	2 Bath	\$214,900
Maple	Bayside	2 BDR	2 Bath	\$229,900
Aspen II	Bayside	3 BDR	2 Bath	\$229,900
Maple	Bayside	3 BDR	2 Bath	\$239,900

## Two Story

MODEL NAME:	SERIES:	BEDROOMS:	BATHROOMS:	BASE PRICE:
Berwick	Bayside	3 BDR	2 1/2 Bath	\$229,900
Sterling	Bayside	4 BDR	2 1/2 Bath	\$234,900
Royal II	Bayside	4 BDR	2 1/2 Bath	\$239,900
Ashford	Bayside	4 BDR	2 1/2 Bath	\$249,900

## Inventory Homes

LOT #:	MODEL NAME:	DETAILS:	PRICE:	SALE PRICE:
13	Royal II	4 BDR, 2 1/2 Bath	\$291,881	\$277,135

Popular Royal II Floorplan, Move-In Ready Now, Kitchen Features Walk-In Pantry and Island with Breakfast Bar, Bourbon Bridge Vintage Saddle Oak Wood Laminate Flooring Main Living Areas, Kitchen Features Level 4 Benton Painted White 42in Tall Wall Cabinets, Elemental Concrete Laminate Kitchen Countertops with Top Mount 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, First Floor Features ½ Bath, Stairway Features Wood Spindled Railing, Master Bedroom Features Walk-In Closet, Level 3 Benton Sarsaparilla Adult Height Cabinets in Master Bath, Master Bath Features Separate Shower and Tub, Elongated Comfort Height Toilet in Master Bath, Chrome Plumbing Fixtures in Kitchen and Bathrooms, Level 2 Edmond Lane Rainswept Carpet in all Bedrooms, Two-Panel Square White Interior Doors with Satin Nickel Hardware, Wire and Brace for Ceiling Fans in all Bedrooms, Exterior Features Storm Vinyl Siding and Black Louvered Shutters, ¾ Bath Rough-In at Lower Level, Enclosed Soffit and Fascia, Community is in the Fort Zumwalt School District and Within Walking Distance of Fort Zumwalt North High School,

37	Royal II	4 BDR, 2 1/2 Bath	\$293,370	\$278,900
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Popular Royal II Floorplan, Move-In Ready Now, Wooded Fields Fresh Bark Wood Laminate Flooring Main Living Areas, Kitchen Features Walk-In Pantry and Island with Breakfast Bar, Kitchen Features Level 3 Benton Sarsaparilla 42in Tall Wall Cabinets, White Ice Granite Laminate Kitchen Countertops with Top Mount 8in Deep Single Basin Sink, Stainless Steel GE Kitchen Appliances, Family Room Features Window Wall and Ceiling Fan, First Floor Features ½ Bath, Master Bedroom Features Walk-In Closet, Master Bath Features Separate Shower and Tub, Level 3 Benton Sarsaparilla Adult Height Cabinets in Master Bath, Elongated Comfort Height Toilet in Master Bath, Chrome Plumbing Fixtures in Kitchen and Bathrooms, Level 2 Mainsail Drive Ivory Mist Carpet in all Bedrooms, Two-Panel Arch White Interior Doors with Satin Nickel Hardware, Wire and Brace for Ceiling Fans in all Bedrooms, Exterior Features Storm Vinyl Siding and King Oak Reserve Brick with Tuxedo Gray Louvered Shutters, ¾ Bath Rough-In at Lower Level, Enclosed Soffit and Fascia, Community is in the Fort Zumwalt School District and Within Walking Distance of Fort Zumwalt North High School,



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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.