

# HOME IN A HURRY

## Manors at Winding Bluffs

### Home Stats

#### HOMESITE 115

Fenton, MO 63026

**Sale Price:** \$301,018

**List Price:** \$306,018

**Model:** Royal II

**Plan Type:** Two Story

**Bed:** 4 BDR

**Bath:** 2 1/2 Bath

**Garages:** 2 Car Front

**Display Address:**

9 Autumn Bluffs Court  
Fenton, MO 63026

**Price Range:**

FROM \$220,000 -  
\$350,000

**Sales Manager:**

Renee McLafferty

**Phone:**

(314) 440-1438

**LOCATED IN FENTON**

Just south of Gravois Bluffs. Hwy 141 to west on 13th Street. Display hours:  
Sunday, Monday and Friday: 11am-6pm  
Tuesday to Thursday, and Saturday:  
10am-6pm



### FEATURES

- Popular Royal II Floorplan, Move-In Ready Fall 2019
- Bourbon Bridge Toasted Chestnut Wood Laminate Flooring in Main Living Areas
- Kitchen Features Level 3 Avalon Sarsaparilla 42in Tall Wall Cabinets
- Silver Quartzite Laminate Kitchen Countertops with 8in Deep Single Basin Sink
- Kitchen Features Walk-In Pantry and Large Island with Breakfast Bar
- Stainless Steel GE Kitchen Appliances
- First Floor Features 9ft Ceilings and ½ Bath
- Open Stairway with Wood Spindled Railing
- Master Bedroom Features Walk-In Closet
- Level 3 Avalon Sarsaparilla Adult Height Cabinets with Double Sinks in Master Bath
- Upgraded 5ft Walk-In Shower in Master Bath
- Level 2 Mainsail Drive Ivory Mist Carpet in Bedrooms
- Wire and Brace for Ceiling Fans in Bedrooms
- Two-Panel Arch White Interior Doors with Satin Nickel Hardware
- Exterior Features Coventry Tuscan Clay Vinyl Siding, Monterey Sand Shake Siding, and King Oak Reserve Brick with Musket Brown Louvered Shutters
- Partial Walkout Lower Level with ¾ Bath Rough-In
- Community Features Spring Fed Ponds, Sports Field Center, Dog Park, and Walking Trail
- Enclosed Soffit and Fascia

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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.

