



Garden-Style Condominiums

Conveniently Located in St. Peters, MO off of Mid Rivers Mall Drive on Ohmes Road

Unit "A" • Garden Style Condominium • Located on Front Side of Building
2 Bedrooms • 2 Baths • 1,064 Sq. Ft.

First Floor Unit #411	DISPLAY
Second Floor Unit #421	\$99,900
Move-In Ready! Second Floor Unit #422	\$99,900

Unit "B" • Garden Style Condominium • Located on Back Side of Building
2 Bedrooms • 2 Baths • 1,257 Sq. Ft.

First Floor Unit #413	\$132,680
Move-In Ready! Second Floor Unit #423	\$124,900

Covered Parking \$3,750

*For more information, please contact:
Jane Peacock, Community Sales Manager
314.323.6109 / jmp@paynefamilyhomes.com*



*Payne Family Homes reserves the right to make improvements or changes to prices and specifications without notice to maintain our continuous improvement policy.
Select plans may be restricted to certain sites. All square footages are approximate.



Garden Condominium Included Features

Payne Family Homes Exclusives

- Stunning Blend of Stone, Brick & Sided Exterior Highlighted by Stained Cedar Trim and Timbers
- Hip Roof with Architectural (30 year) Shingles with Standing Seam Copper Roof Accents
- Impressive 10' Ceiling at Entry Vestibule with Extra Tall 8' Door and Sidelights
- Individual Code Entry Access to each of Seven 3-Story Buildings
- Interior Entrances to Individual Units
- All Units Wired for Charter Communications Package
- Payne Family Homes Limited Warranty & Bonded Builder 10- year Structural Warranty

Culinary Delights

- Your Choice of Flat or Raised Panel Wood Cabinetry in Oak or Birch with Several Stain Colors
- 30" Kitchen Wall Cabinets
- Easy Care Laminated Countertops at Kitchen
- Double Bowl Stainless Steel Sink
- Moen Single Lever Chrome Kitchen Faucet with Side Spray
- Whirlpool Free Standing Electric Range with Self Cleaning Oven
- Whirlpool Dishwasher
- Over the Range Recirculating Hood
- 1/2 Horsepower Insinkerator Garbage Disposal
- Water Line for Refrigerator Ice Maker
- Five Ventilated Wire Shelves at Pantry per Plan
- Breakfast Bar Overhang at Kitchen Peninsula

Bath Features

- Cultured Marble Vanity Tops
- Wood Vanity Cabinets in all Baths
- 42" Tall Plate Glass Mirror Over Vanities
- Moen Single Lever Chrome Faucets Throughout
- Moen "Mason" Chrome Finish Bath Accessories
- One Piece Fiberglass Tub/Shower in Hall Baths
- Separate Shower Enclosure with Fiberglass Base and Cultured Marble Surround in Master Bath (per plan)
- Chrome Shower Door in Master Bath (per plan)
- Elongated Commodes in All Baths

Exterior Appointments

- Exquisitely Landscaped Common Ground
- Walking Trails
- Pond with Fountain
- Reserved Covered Parking per Home Available

Interior Features

- Spacious Floor Plans of 1,064 or 1,257 Square Feet
- 6 Panel Doors with Wood Grain Texture Painted White
- Brushed Nickel Door Hardware & Locksets (Knobs)
- Colonial 3-1/4" Base & 2-1/4" Casing Painted White
- Wood Window Sills Painted White
- Convenience Bench at Main Lobby Entrance to Each Building
- No Wax Vinyl Flooring at Foyer, Kitchen, Laundry and All Bathrooms
- Luxury Carpeting over 5 lb. Pad
- Ventilated Wire Shelving in Closets
- Walk In Closets in Master Bedrooms
- Pre Wire for (3) Category 5 Phone Jacks
- Pre Wire for (3) RG-6 Cable TV Outlets
- Smooth Finish Painted Walls
- Sand Swirl Finish Ceilings
- All Bedrooms Prewired for Ceiling Lights
- Your Choice of Satin Nickel or Oil Rubbed Bronze Lighting Packages
- Full Size Washer and Electric Dryer Hookups in All Units
- Vaulted Ceilings at Living/Dining Areas on 3rd Floor
- Coffered Ceilings in Master Bedrooms on 3rd Floor

Construction Components

- Insulated Vinyl Windows with Tilt-In Bottom Sash
- Sound Insulation in Party & Corridor Walls
- Double Party Wall Between Adjoining Units
- Insulated Fiberglass Doors with Deadbolt Lock
- Private Porch/Deck with Locking Storage Closet
- Maintenance Free Composite Decking & Railing
- Vinyl Porch/Deck Ceilings
- Enclosed Soffits & Fascia
- R 30 Attic and R 13 Exterior Wall Insulation
- Tyvek House Wrap
- Lennox Electric Furnace and Energy Efficient Air Conditioner (13 SEER)
- 50 Gallon Electric Water Heater
- 150 Amp Electrical Service
- Engineered Wood I-Joist Floor System
- Lightweight Concrete Subfloor Topping for Reduced Sound Transmission
- Fire Protection Sprinkler System with Alarm



For More Information, Please Contact:

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Community Information

General Information

Emergency	911
Cottleville Police Department	636.498.6464
Cottleville Fire Department	636.447.6655
Cottleville City Hall	636.498.6565
St. Peters Post Office	636.397.9022

Schools

Francis Howell School District	636.851.4000
Warren Elementary (K-5) 141 Weiss Road	636.851.6100
Saeger Middle School (6-8) 5201 Highway N	636.851.5600
Francis Howell Central High School (9-12) 5199 Highway N	636.851.4600

Utilities

City of St. Peters Water & Sewer	636.477.6600
Ameren UE	800.552.7583
Charter Communications	636.207.7011

Hospitals and Health Care

Barnes-Jewish St. Peters Hospital	636.441.6500
St. Joseph Health Center	636.947.5000
St. Johns Mercy Urgent Health Care	636.477.8757
Progress West Health Care Center	636.344.2273

Grocery Shopping

Dierbergs	636.936.3000
Schnucks (Mid Rivers & Mexico)	636.970.2570
Schnucks (Mid Rivers & Hwy. 94)	636.498.0108
Shop-n-Save	636.441.6800
Mannino's Market	636.441.7755

Shopping

Mid Rivers Mall	636.970.2610
Costco	636.970.4004
St. Charles Center	636.946.7623
Chesterfield Mall	636.532.0777
The Meadows at Lake St. Louis	636.695.2626

Parks

Woodlands Sports Park
City Centre Park
Trailwoods Park
Wyndham Park

Golf Courses

St. Peters Golf Course	636.397.2227
Mid Rivers Golf Links	636.939.3663
Old Hickory Golf Club	636.477.8960

Recreation & Entertainment

Family Arena	636.896.4200
St. Peters Rec-Plex	636.939.2386
Creve Coeur Rec-Plex	314.878.4653
Mid Rivers Mall Cinema	636.279.2779
St. Andrews Cinema	636.947.1133
Wehrenberg St. Charles 18	636.946.1862
The Cottleville Wine Cellar & Garden	636.244.4453
Incredible Pizza Company	636.477.2700
Brunswick Zone	

Service Provider Resources

Better Business Bureau	www.bbb.org
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Cottleville Chamber of Commerce	www.cottlevilleweldonspringchamber.com
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Angie's List	www.angieslist.com
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www.PayneFamilyHomes.com





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