

**MERIDIAN OAKS  
GLEN CARBON, ILLINOIS**

**Homes priced from the \$290's**

**Restrictions:** 1600 Sq. Ft. Ranch-2000 Sq. Ft. 2 Story  
 Front elevation to be brick or stone front  
 Architectural shingles  
 Front yard must be sod

**Utilities:** City sewer, water, gas, concrete streets

**Easy access to Interstate 270**

**Directions:** Interstate 270 to Highway 157, East on 157 to Meridian Rd., South on Meridian Rd. to Meridian Oaks

FEB 2019-Prices subject to change after 30 days.

Possible builders terms and financing

<u>LOT #</u>	<u>HALF OR WALKOUT</u>	<u>SQ. FT.</u>	<u>APPROX.</u> <u>BLDG. LINE</u>	<u>PRICE</u>
			<u>FRT. FOOT</u>	
17	WALKOUT	10,200	85'	NA
18	WALKOUT	10,200	85'	NA
19	WALKOUT	11,863	100' x 120'	\$67,900
<b>20</b>	<b>WALKOUT</b>	<b>13,869</b>	<b>100' x 140'</b>	<b>SOLD</b>
<b>23</b>	<b>WALKOUT</b>	<b>11,049</b>	<b>85'</b>	<b>SOLD</b>
<b>25</b>	<b>WALKOUT</b>	<b>12,853</b>	<b>100' x 130'</b>	<b>SOLD</b>
37	WALKOUT	16,594	85'	\$64,900
<b>38</b>	<b>WALKOUT</b>	<b>14,796</b>	<b>85'</b>	<b>SOLD</b>

**1st ADDITION**

<u>LOT #</u>	<u>HALF OR WALKOUT</u>	<u>SQ. FT.</u>	<u>APPROX.</u> <u>BLDG. LINE</u>	<u>PRICE</u>
			<u>FRT. FOOT</u>	
71	WALKOUT	10,246	80'	\$59,900
72	WALKOUT	10,400	80'	\$59,900
73	WALKOUT	10,400	80'	\$59,900
74	WALKOUT	10,400	80'	\$59,900
75	WALKOUT	10,400	80'	\$59,900
76	WALKOUT	10,400	80'	\$59,900
77	WALKOUT	10,400	80'	\$59,900
81	WALKOUT	11,240	91'	HOLD
82	WALKOUT	10,320	90'	\$63,900
85	WALKOUT	11,667	85'	\$63,900
<b>89</b>	<b>WALKOUT</b>	<b>11,900</b>	<b>85'</b>	<b>SOLD</b>

Pursuant to the Development Agreement which has been entered into for this Subdivision, off-site road assessments fees of \$1000 and an additional sewer assessment fee of \$500 shall be collected by the Village of Glen Carbon at the time bldg. permits are issued by the Village. These fees are in addition to the normal building permit fees collected by the Village of Glen Carbon and the educational facilities impact fees collected on behalf of the Edwardsville Community District No. 7.

Additional Information: Osborn Development  
 7700 Stonebridge Golf Dr  
 Maryville, IL 62062  
 (618) 346-7878

Developers of:

Charleston-Troy, IL From the \$220's  
 Chesapeake Junction- O'Fallon, IL From the \$160's  
 Crestwood Estates- Collinsville, IL From the \$180's  
 Meadowbrooke- Troy, IL From the \$140's  
 Meridian Oaks-Glen Carbon, IL From the \$200's  
 Northwoods-Troy, IL From the \$160's  
 Remington Place- Maryville, IL From the \$180's

Stone Gate Estates Maryville, IL From the \$400's  
 Stonebriar Manors-Troy, IL From the \$200's  
 Stonebridge Bluffs-Maryville, IL From the \$200's  
 Stonebridge Estates-Maryville, IL From the \$300's  
 Stonebridge Farms-Maryville, IL From the \$160's  
 Stonebridge Woods-Maryville, IL From the \$250's  
 Villas at Remington-Maryville, IL From the \$160's

