

**CHARLESTON
TROY, ILLINOIS**

Homes priced from the \$270's

Restrictions: 1,600 Sq.Ft. Ranch; 2,000 Sq. Ft. Story and Half
Front elevation to be approved by developer

Utilities: City sewer, water, gas, concrete streets

Easy access to Interstate 55/70

APRIL 2021 - Prices subject to change after ninety days.

FIRST ADDTION

<u>LOT #</u>	<u>HALF OR WALKOUT</u>	<u>SQ. FT.</u>	<u>APPROX. BLDG. LINE FRT. FOOT</u>	<u>PRICE</u>
66	WALKOUT	11,908	95'	SOLD
67	WALKOUT	18,433	100'	\$67,000
68	WALKOUT	14,113	100'	\$74,000
69	WALKOUT	13,220	95'	\$74,000
70	WALKOUT	12,600	90'	\$74,000
*71	WALKOUT	12,600	90'	\$74,000
*72	WALKOUT	12,600	90'	\$74,000
*73	WALKOUT	16,346	120'	\$69,000

<u>LOT #</u>	<u>HALF OR WALKOUT</u>	<u>SQ. FT.</u>	<u>APPROX. BLDG. LINE FRT. FOOT</u>	<u>PRICE</u>
*74	WALKOUT	19,407	90'	SOLD
*75-Outlet A	WALKOUT	18,688	90'	SOLD
*76	WALKOUT	16,346	120'	SOLD
*77	WALKOUT	12,600	90'	SOLD
*78	WALKOUT	12,600	90'	SOLD
79	WALKOUT	12,600	90'	SOLD
80	WALKOUT	14,286	140' x 102'	\$69,000

Directions: Interstate 55/70 to Highway 40, east on 40 to Spring Valley Road. South on Spring Valley Road until Charleston.

* Lots 71-78 may need additional garage wall depth to hit solid ground. As such, seller will provide \$1200 off whether needed or not.

Builders terms and financing.

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

Developers of:

Charleston-Troy, IL From the \$300's
Chesapeake Junction- O'Fallon, IL From the \$200's
Crestwood Estates- Collinsville, IL From the \$200's
Meridian Oaks-Glen Carbon, IL From the \$350's
Northwoods-Troy, IL From the \$300's
Remington Place- Maryville, IL From the \$300's

Stone Gate Estates Maryville, IL From the \$400's
Stonebriar Manors-Troy, IL From the \$300's
Stonebridge Bluffs-Maryville, IL From the \$300's
Stonebridge Estates-Maryville, IL From the \$400's
Stonebridge Farms-Maryville, IL From the \$300's
Stonebridge Woods-Maryville, IL From the \$300's
Villas at Remington-Maryville, IL From the \$275's

