

**CHARLESTON  
TROY, ILLINOIS**

**Homes priced from the \$400'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**

FEB 2023 - Prices subject to change after ninety days.

**FIRST ADDTION**

**LOT    HALF OR                    APPROX. BLDG.  
#    WALKOUT    SQ. FT.    LINE FRT. FOOT    PRICE**

<u>LOT</u> <u>#</u>	<u>HALF OR</u> <u>WALKOUT</u>	<u>SQ. FT.</u>	<u>APPROX. BLDG.</u> <u>LINE FRT. FOOT</u>	<u>PRICE</u>
*72	WALKOUT	12,600	90'	\$71,000
*73	WALKOUT	16,346	120'	\$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 \$400's  
Chesapeake Junction- O'Fallon, IL From the \$300's  
Meridian Oaks-Glen Carbon, IL From the \$350's  
Northwoods-Troy, IL From the \$300's  
Remington Place- Maryville, IL From the \$350'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  
Villas at Remington-Maryville, IL From the \$275's

**We reserve the right to change these prices at anytime without givign notice.**

