

**STONEBRIDGE BLUFFS  
MARYVILLE, ILLINOIS**

**Homes priced from the 400's**

**Restrictions:** 1,750 Sq.Ft. Ranch; 2000 Sq. Ft. Two-Story

**25% Brick or Stone Front (Homes on corner lots, must meet this requirement on each street side)**

Plans to be approved by developer

Homeowner to install address stone

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

**Easy access to Interstate 255 and 70**

JULY 2023 - Prices subject to change after thirty days.

Sewer tap to be paid to Developer

<b>LOT #</b>	<b>HALF OR WALKOUT</b>	<b>SQ. FT.</b>	<b>PRICE</b>
66		18,024	\$63,000
67		22,113	\$63,000
68		15,611	\$55,000
69		14,654	\$63,000
70	Walkout	17,655	\$63,000
71	Walkout	11,258	\$65,000
<b>72</b>	<b>Walkout</b>	<b>11,097</b>	<b>SOLD</b>
<b>73</b>	<b>Walkout</b>	<b>14,278</b>	<b>SOLD</b>
78	Walkout	13,844	\$69,000
<b>95</b>	<b>Walkout</b>	<b>25,314</b>	<b>SOLD</b>
<b>96</b>	<b>Walkout</b>	<b>16,392</b>	<b>SOLD</b>
97	Half	13,306	\$63,000
100	Walkout	15,197	\$65,000
102		11,199	\$63,000
103	Walkout	11,199	\$63,000
106	Walkout	11,199	\$63,000
109	Walkout	11,199	\$65,000
110	Walkout	11,199	\$65,000
<b>113</b>	<b>Walkout</b>	<b>14,164</b>	<b>\$65,000</b>
<b>114</b>	<b>Walkout</b>	<b>13,510</b>	<b>\$65,000</b>

Directions: Interstate 55/70 to Hwy 157, north on 157 to Sugarloaf Road, east on Sugarloaf Rd 1 3/4 miles to Keebler Rd., north on Keebler Rd. to subdivision entrance OR Interstate 55/70 to Hwy 159, north on 159 to West Main, west on West Main 1 1/2 miles to Keebler Rd., north on Keebler Rd. to Stonebridge Manor Drive, first right on Woodfield to end of Stonebridge Crossing Drive

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 \$400's

Northwoods-Troy, IL From the \$375's

Remington Place- Maryville, IL From the \$400's

Stone Gate Estates Maryville, IL From the \$450's

Stonebriar Manors-Troy, IL From the \$400's

Stonebridge Bluffs-Maryville, IL From the \$400's

Stonebridge Estates-Maryville, IL From the \$450's

Villas at Remington-Maryville, IL From the \$300's