

**STONEBRIDGE BLUFFS  
MARYVILLE, ILLINOIS**

**Homes priced from the 450'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**

FEB 10 2025 - Prices subject to change after thirty days.

Sewer tap to be paid to Developer

<u>LOT #</u>	<u>HALF OR</u>		<u>PRICE</u>
	<u>WALKOUT</u>	<u>SQ. FT.</u>	
66		18,024	\$67,900
67		22,113	\$67,900
68		15,611	\$64,900
69		14,654	\$64,900
78	Walkout	13,844	\$72,900
79	Walkout	13,398	\$74,900
80	Walkout	12,788	\$74,900
81	Walkout	12,510	\$74,900
**85	Walkout	13,152	\$63,900
<b>86</b>	<b>Walkout</b>	<b>21,226</b>	<b>SOLD</b>
<b>88</b>		<b>13,719</b>	<b>SOLD</b>

<u>LOT #</u>	<u>HALF OR</u>		<u>PRICE</u>
	<u>WALKOUT</u>	<u>SQ. FT.</u>	
<b>89</b>		<b>13,495</b>	<b>SOLD</b>
90		13,500	\$67,900
97	Half	13,306	\$72,900
100	Walkout	15,197	\$67,900
102	Half	11,199	\$69,900
103	Walkout	11,199	\$72,900
106	Walkout	11,199	\$72,900
109	Walkout	11,199	\$72,900
110	Walkout	11,199	\$72,900
115	Walkout	11,700	\$72,900
116	Walkout	15,067	\$72,900

\*\*Lot 85-Brush has been placed within 20 feet of rear line.

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:

Meridian Oaks-Glen Carbon, IL From the \$500's  
Remington Place- Maryville, IL From the \$400's  
Stone Gate Estates Maryville, IL From the \$500's

Stonebriar Manors-Troy, IL From the \$400's  
Stonebridge Estates-Maryville, IL From the \$450's  
Villas at Remington-Maryville, IL From the \$350's

