

STONEBRIDGE WOODS

MARYVILLE, ILLINOIS

Homes priced from the \$500'S

Restrictions: 2,000 Sq.Ft. Ranch; 1,200 sq.ft. Main Level two-story
Plans to be approved by developer
Developer to provide mailbox & address stone

Utilities: City sewer, water, gas, concrete streets

Easy access to Interstate 255 and 70

SEPT 2025 - Prices subject to change after thirty days.

| <u>APPROX.</u> <u>BLDG.</u> <u>LINE</u> <u>FRT.</u> <u>FOOT</u> | | | | | <u>APPROX.</u> <u>BLDG.</u> <u>LINE</u> <u>FRT.</u> <u>FOOT</u> | | | | |
|---|----------------------------------|--------------------------|--------------|----------|---|--------------------------------|-----------|-----|-----------|
| <u>LOT</u> <u>#</u> | <u>HALF OR</u> <u>WALKOUT</u> | <u>SQ.</u> <u>FT.</u> | <u>PRICE</u> | | <u>HALF OR</u> <u>WALKOUT</u> | <u>PRICE</u> | | | |
| <u>LAKE LOTS</u> | | | | | | | | | |
| 19 | NO | 13517 | 130'-150' | \$69,900 | ** | ***50 Stonebridge Crossing Dr. | Lake side | 40' | \$99,000 |
| 36 | YES-Lakeview | 21697 | 125' | \$79,900 | | ***54 Stonebridge Crossing Dr. | Lake side | 40' | \$99,000 |
| | | | | | | ***58 Stonebridge Crossing Dr. | Lake side | 40' | \$109,900 |

**Lot 32 & 33- Fill dirt on entire lot. Trees, brush and stumps from golf course have been placed on rear of lot.

***Lots are bound by Stonebridge Woods Covenants & Restrictions and special lake restrictions. DEVELOPER TO PAY SEWER TAP FEE-BUYER TO REIMBURSE AT CLOSING.

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., south on Keebler Rd. to subdivision entrance.

Builders terms and financing.

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

Developers of:

Meridian Oaks-Glen Carbon, IL From the \$450's
Remington Place- Maryville, IL From the \$400's
Stone Gate Estates Maryville, IL From the \$500's

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