

SPRINGBROOK Farm

COMMUNITY INFORMATION

UTILITIES

Missouri Natural Gas • 636/931-5353
 C-1 Water District • 636/948-2500
 Glaize Creek Sewer District • 636/464-3230

SCHOOLS

Springbrook Farm is served by the
 AAA-rated Windsor C-1 School District
www.windsor.k12.mo.us

Administrative Offices • 636/464-4400
 6208 Hwy. 61-67 • Imperial MO 63052

ELEMENTARY - Grades K - 3

James E. Freer Elementary • 636/464-2951
 1800 Hanover • Barnhart MO 63012

INTERMEDIATE - Grades 4 - 5

Windsor Intermediate Center • 636/464-4451
 6208 Hwy 61-67 • Imperial MO 63052

MIDDLE - Grades 6 - 8

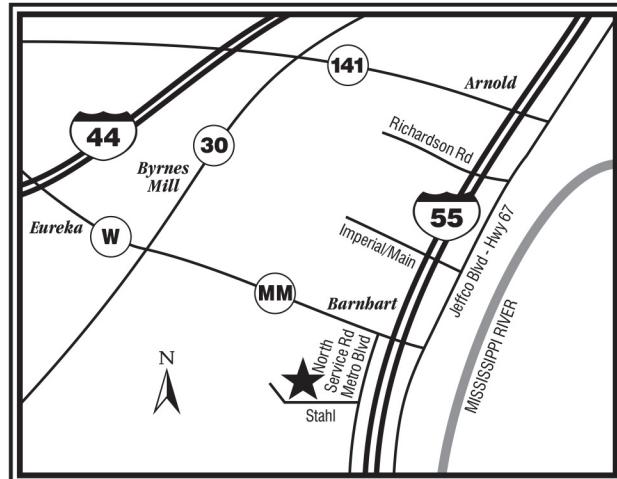
Windsor Middle School • 636/464-4417
 6208 Hwy 61-67 • Imperial MO 63052

HIGH SCHOOL - Grades 9 - 12

Windsor High School • 636/464-4429
 6208 Hwy 61-67 • Imperial MO 63052

COLLEGES (*within commuting distance*)

Jefferson College - Hillsboro MO • 636/797-3000
 Meramec Community College - Kirkwood MO • 314/984-7500
 Forest Park Community College - St. Louis MO • 314/644-9752
 Maryville University - St. Louis MO • 314/529-9300
 Webster University - St. Louis MO • 314/968-6900
 Washington University - St. Louis MO • 314/935-6000
 St. Louis University - St. Louis MO • 314/977-2222



HOSPITALS

St. Anthony's Hospital • 314/525-1000
 10010 Kennerly Road • St. Louis MO 63128

Jefferson Memorial Hospital • 636/933-1000
 Hwy 61 S • Crystal City MO 63019

LIBRARY

Jefferson County Library • 636/461-1914
 7479 Metropolitan Blvd • Barnhart MO 63012

SHOPPING

Schnucks - I-55 at Richardson Road
 Dierbergs - I-55 at Hwy. 141
 Many new shops & restaurants at
 I-55/Imperial Exit & I-55/Richardson Road Exit

GOLF COURSES

Pomme Creek Golf Course - Arnold MO • 636/296-4653
 Joachim Golf Course - Herculaneum MO • 636/479-4101
 Quail Creek - St. Louis MO • 314/487-1988
 House Springs Golf - House Springs MO • 636/671-0560
 Annbriar Golf Course - Waterloo IL • 1-888-939-5191

E&M
DEVELOPMENT CO.

www.eandmdevelopment.com

Sales Center • 636/677-6300
 Open 10-4 Daily





www.eandmdevelopment.com

Standard Features

Gourmet Kitchens

- ◆ Custom crafted cabinets.
- ◆ One-piece crown mold trim above cabinet.
- ◆ \$1800. appliance pkg./allowance.
- ◆ Double-bowl stainless steel sink with disposal.
- ◆ Single handle Moen chrome faucet and separate sprayer.
- ◆ Granite Level 1 counter top.

Master Suites

- ◆ Custom wood vanity with double-bowl.
- ◆ Separate shower (tile - 7' ht.).
- ◆ Choice of clear or opaque glass shower doors.
- ◆ Moen chrome fixtures.
- ◆ Elongated toilet - taller height.
- ◆ Full-length plate glass mirror over vanity.
- ◆ Spacious walk-in closet and linen closet with vinyl-coated ventilated shelving (per plan).

Interior Amenities

- ◆ Masonite doors, or other choice available.
- ◆ Premium millwork package including:
 - 7" crown molding in dining room and foyer
 - 3 5/8" chair rail in dining room
 - Wood-cased openings throughout
 - 3 1/4" trim throughout
 - 4 1/4" baseboards throughout
 - All interior millwork & doors painted
- ◆ 8-foot first-floor ceilings.
- ◆ Single-hung insulated vinyl windows with tilt-in bottom sash & screens.
- ◆ Vinyl sliding foundation windows, per plan.
- ◆ Handcrafted staircases with painted spindles, risers, and skirtboards in two story, 1 1/2 story and atrium plans.
- ◆ Hardwood flooring in foyer.
- ◆ Moen fixtures and elongated toilet in powder room.
- ◆ Pedestal sink in powder room.
- ◆ Chrome fixtures and elongated toilet in hall bath.
- ◆ Combination fiberglass tub and shower unit in hall bath.
- ◆ Choice of stain resistant carpeting over 6# pad.
- ◆ Laundry+ baths, tile by allowance.
- ◆ 1/2" drywall throughout with smooth painted walls and ceilings.
- ◆ First-floor laundry room with electric hookup per plan.

Interior Amenities (con'd)

- ◆ Drywall screwed to stud walls.
- ◆ 200 amp electrical service or per plan.
- ◆ \$1000 lighting allowance.
- ◆ Full basement with full-height concrete foundation.
- ◆ Interior channel and exterior drain tile with sump bucket & pump and J-Cote waterproofing.

Exterior Amenities

- ◆ Brick front elevations (per plan).
- ◆ Premium low-maintenance vinyl siding.
- ◆ Enclosed soffits and fascia.
- ◆ Permacast tapered columns (per plan).
- ◆ Two-car front-entry garage.
- ◆ Raised panel steel garage door.
- ◆ Automatic garage door opener with two remotes.
- ◆ Low maintenance seamless gutters and downspouts.
- ◆ Architectural shingles with manufacturers warranty.
- ◆ Felt paper over entire roof.
- ◆ Raised panel or louvered maintenance-free shutters.
- ◆ Concrete driveway.
- ◆ Two freeze-proof exterior water faucets.
- ◆ Two exterior GFI outlets.
- ◆ Sodded front lawn, seeded side and rear yard.
- ◆ Concrete patio (12'-by-14' standard).
- ◆ House Wrap.

Quality Construction Features

- ◆ Adjustable oak thresholds, all exterior doors.
- ◆ 2"-by-4" exterior walls, 16" on center.
- ◆ Entire home framed with 1/2" OSB.
- ◆ Routed staircase skirtboard system (per plan).

Energy Package

- ◆ R-40 ceiling insulation.
- ◆ R-17 composite exterior wall insulation.
- ◆ 50 gallon water heater.
- ◆ Lennox high-efficiency gas furnace (93% AFUE).
- ◆ Lennox 13-SEER electric air conditioner.
- ◆ Zoned heating & cooling on 1 1/2-Story & Two-Story models 3000 s.f. or larger, or per plan.