

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

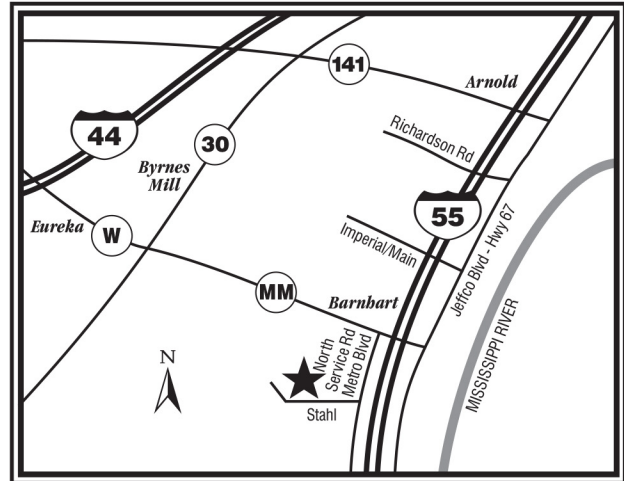
INTERMEDIATE - Grades 4 - 5
Windsor Intermediate Center • 636/464-4451
6208 Hwy 61-67 • Imperial MO 63052

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
Annabriar Golf Course - Waterloo IL • 1-888-939-5191

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

E&M
DEVELOPMENT CO.
www.eandmdevelopment.com





www.eandmdevelopment.com

Standard Features

Gourmet Kitchens

- Custom crafted cabinets.
- Appliance pkg./allowance
- Double-bowl stainless steel sink with disposal.
- Single handle Moen brushed nickel faucet.
- Granite Level 1 countertop.

Master Suites

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

Interior Amenities

- Masonite two-panel doors.
- Premium millwork package including:
 - 7" crown molding in dining room & 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
- 9-foot first-floor ceilings.
- Single-hung insulated vinyl windows with tilt-in bottom sash & screens.
- Handcrafted staircases with painted spindles, risers, and skirtboards (per plan)
- Hardwood flooring in foyer, kitchen, and breakfast (Prefinished 3 1/4")
- Moen fixtures & elongated toilet in powder room.
- Pedestal sink in powder room (per plan).
- Brushed nickel fixtures & elongated toilet in hall bath.
- Combination fiberglass tub & shower unit in hall bath.
- Choice of stain resistant carpeting over 8# pad.
- Laundry+ baths, tile floors by allowance.
- 1/2" drywall throughout with smooth painted walls and ceilings (flat paint).
- First-floor laundry room with electric hookup (per plan).

Interior Amenities (cont'd)

- Heatilator E42 woodburning fireplace.
- Drywall screwed to stud walls.
- 200 amp electrical service or per plan.
- \$1,000 lighting allowance.
- Full basement with 9 ft. pour foundation.
- Interior channel strip drain with sump bucket & pump and Tremco Watchdog Waterproofing membrane.

Exterior Amenities

- Brick front elevations (per plan).
- Premium low-maintenance vinyl siding.
- 8' tall double mahogany front doors.
- 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 manufacturer's warranty.
- Felt paper over entire roof.
- Maintenance-free shutters.
- Concrete driveway.
- Two freeze-proof exterior water faucets.
- Two exterior GFI outlets.
- 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.

Energy Package

- R-40 ceiling insulation.
- R-19 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.

