

# Stone Cliff Manor

January 1, 2011

Lot Prices - 1/2 to 1-1/4 Acre

<u>Lot #</u>	<u>Price</u>	<u>Walkout/ Lookout</u>	<u>Lot #</u>	<u>Price</u>	<u>Walkout/ Lookout</u>	<u>Lot #</u>	<u>Price</u>	<u>Walkout/ Lookout</u>
1	\$ 69,900.00	No	24	\$ 78,900.00	No	47	<b>sold</b>	
2	\$ 69,900.00	No	25	\$ 78,900.00	No	48	<b>sold</b>	
3	\$ 69,900.00	No	26	\$ 78,900.00	No	49	\$ 94,900.00	Walkout
4	<b>sold</b>		27	\$ 78,900.00	No	50	\$ 94,900.00	Walkout
5	\$ 69,900.00	No	28	\$ 84,900.00	Walkout	51	<b>sold</b>	
6	<b>sold</b>		29	<b>sold</b>		52	<b>sold</b>	
7	<b>sold</b>		30	\$ 84,900.00	Walkout	53	<b>sold</b>	
8	\$ 69,900.00	No	31	\$ 84,900.00	Walkout	54	\$ 94,900.00	Walkout
9	\$ 69,900.00	Lookout	32	\$ 79,900.00	Lookout	55	\$ 94,900.00	Walkout
10	\$ 69,900.00	Lookout	33	<b>spec</b>	<b>Lookout</b>	56	<b>sold</b>	
11	\$ 69,900.00	Lookout	34	<b>sold</b>		57	\$ 94,900.00	Walkout
12	\$ 75,900.00	Walkout	35	\$ 79,900.00	Walkout	58	\$ 94,900.00	Walkout
13	<b>sold</b>		36	<b>sold</b>		59	\$ 94,900.00	Walkout
14	\$ 85,900.00	Walkout	37	<b>sold</b>		60	<b>sold</b>	
15	<b>sold</b>		38	\$ 79,900.00	Lookout	61	<b>sold</b>	
16	<b>sold</b>		39	\$ 79,900.00	Lookout	62	\$ 94,900.00	Walkout
17	\$ 78,900.00	No	40	<b>sold</b>		63	\$ 94,900.00	Walkout
18	\$ 78,900.00	No	41	\$ 69,900.00	No	64	<b>spec</b>	<b>Walkout</b>
19	\$ 78,900.00	No	42	\$ 69,900.00	No	65	\$ 89,900.00	No
20	\$ 78,900.00	No	43	\$ 69,900.00	No	66	\$ 89,900.00	No
21	<b>spec</b>	<b>No</b>	44	\$ 89,900.00	Walkout	67	\$ 89,900.00	No
22	\$ 78,900.00	No	45	\$ 94,900.00	Walkout	68	\$ 89,900.00	No
23	\$ 78,900.00	No	46	\$ 94,900.00	Walkout	69	\$ 89,900.00	No

\*Prices are subject to change at any time without notice

## Amenities:

Concrete Streets  
 City Sidewalks  
 City Sewers  
 Public Water  
 Buried Propane Gas  
 Park Area / Stocked Lake  
 Edwardsville School Dist.  
 1.2 miles to Interstate 55  
 4 minutes to new YMCA  
 6 minutes to Dierberg's & Shopping

## Restrictions:

70% Brick  
 Ranch Minimum: 1,900 sq.ft.  
 1-1/2 Story Minimum: 2,400 sq.ft.  
 2 Story Minimum: 2,500 sq.ft.  
 Architectural Grade Shingles  
 Elevation to be approved by developer  
 Sodded and Landscaped yards required  
 Homeowners Assoc. set up according to Covenants & Restrictions

**Phelps Construction, Inc.**  
**Phone: 618-692-4500**  
**Cell: 618-781-4393**

**Kurtz Custom Homes**  
**Phone: 618-692-1745**  
**Cell: 618-779-9985**