



THE VILLAS AT  

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**MEADOWBROOK**

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COUNTRY CLUB

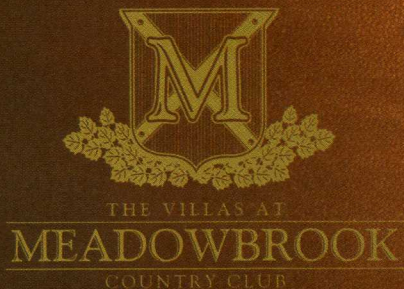


# Welcome Home...



This is a quality, luxury villa project situated on the 6<sup>th</sup> and 9<sup>th</sup> holes of Meadowbrook Country Club. The community features opportunities for sixty-eight villa homes, six of which are free-standing, single villa homes. Many of the homes are adjacent to the golf course, while others are situated around a serene community lake. The villa property and the Venetian buffer on the 6<sup>th</sup> hole includes extensive landscaping that will enhance the already beautiful signature hole at Meadowbrook. This buffer allows a beautiful landscaped view from both the golf course and the villa homes.

- A portfolio of 10 stunning floor plans including ranches, atrium ranches, and one and a half story homes.
- All models will have master suites located on the first floor.
- Homes boast an extensive list of luxury, included features, as well as an array of custom-style options.
- Prices are expected to start in the \$500,000's.
- 3 car garage available on most plans



Experience the once-in-a-lifetime opportunity of owning a home at The Villas at Meadowbrook Country Club.

Call Steve Engel at 636-532-5020 to add your name to our already extensive interest list.

Homesite selection is determined by your position on the list. Contracts will be accepted beginning November 1, 2004.

Subdivision Development

# "The Villas at Meadowbrook"

A "PSD" Planned Single Family Development  
City of Ballwin, Missouri



Prepared For:  
Simon Development, Inc.  
and  
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