

TIMBERWOOD TRAILS

SCHOOLS

The Francis Howell School District has an "AAA" Missouri State classification and is fully accredited by the North Central Accrediting Association.

- Central Elementary School is located at the intersection of Central School Rd. and St. Peters Rd.
- C.F. Hollenbeck Junior High School is located at the intersection of Central School Rd. and St. Peters Rd.
- Francis Howell Senior High School is located in Weldon Springs, just south of Highway 40 on Highway 94.

Catholic

- St. Joseph's Grade School is located on Motherhead Rd., a few blocks south of Central School Rd.

Lutheran

- Zion Lutheran Grade School is located a short drive from Timberwood Trails at 3866 South Highway 94.

CHURCHES

Places of worship for most denominations are located within a few minutes drive of Timberwood Trails.

SHOPPING CENTERS

- Centre Pointe, Highway 94 and Horstmeier Road.
- Mid-Rivers Mall, Interstate 70 and St. Peters Rd.
- Plaza Center, west of Highway 94 on Interstate 70.
- St. Andrews Plaza, west of Highway 94 on Interstate 70.
- Chesterfield Mall, Highway 40 and Clarkson Rd. in West St. Louis County.
- Belz Factory Outlet Mall, Highway 40 and Interstate 70.

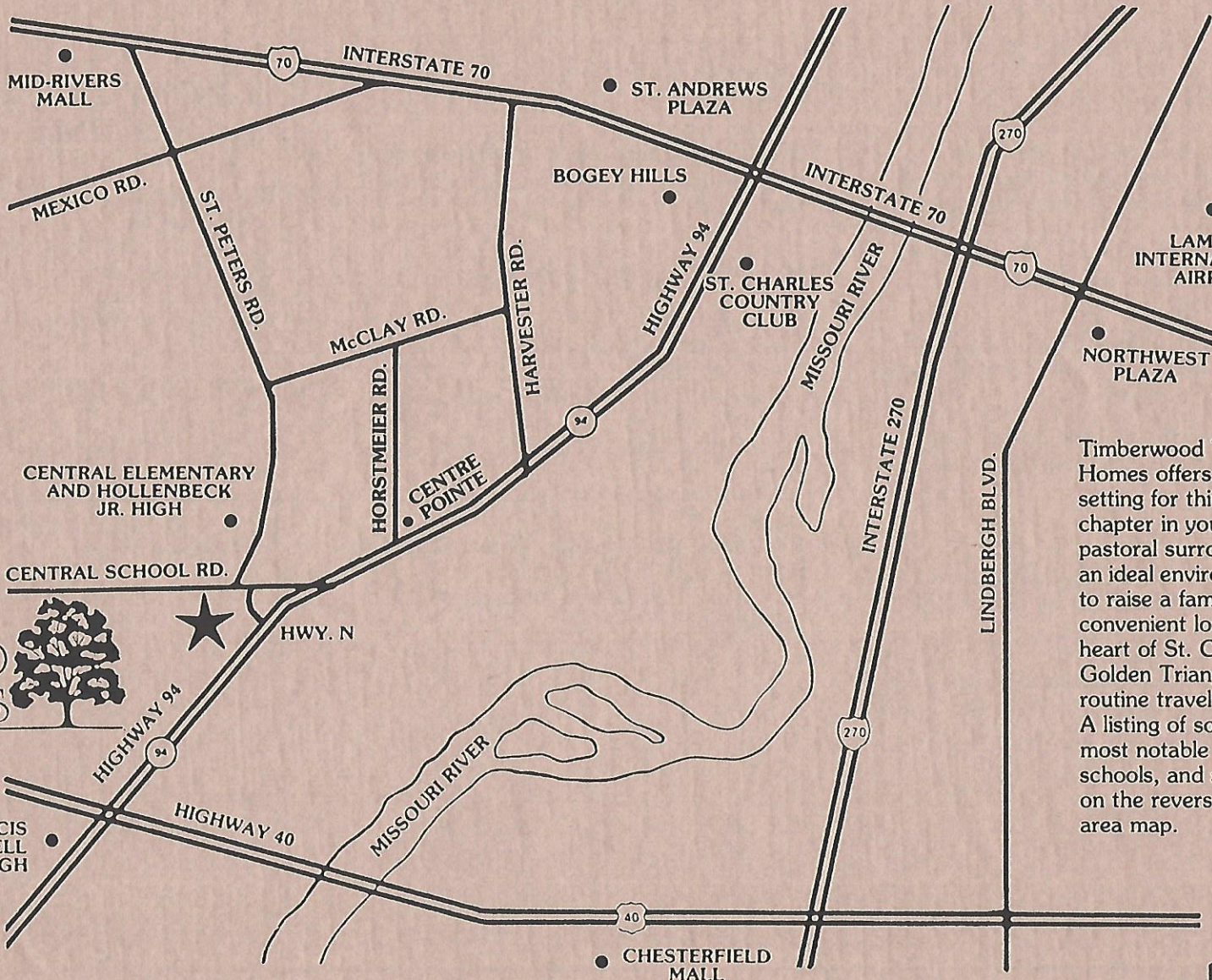
COUNTRY CLUBS AND GOLF COURSES

- St. Charles Country Club, east of Highway 94 on Friedens Rd.
- St. Andrews Golf Club, north of Interstate 70 on St. Andrews Ln.
- Bogey Hills Golf and Country Club, west of Highway 94 on Country Club Rd.

OUTDOOR RECREATION

- The Busch Wildlife Area is located on Highway 94 in Weldon Springs.
- Numerous hunting, fishing, and picnicking areas are within a short drive of Timberwood Trails.

TIMBERWOOD TRAILS



TIMBERWOOD TRAILS 

Timberwood Trails by Mason Homes offers the perfect setting for this exciting new chapter in your life. The quiet, pastoral surroundings provide an ideal environment in which to raise a family. The convenient location, in the heart of St. Charles' booming Golden Triangle, makes routine travel fast and simple. A listing of some of the area's most notable shopping centers, schools, and services is shown on the reverse side of this area map.

FRANCIS HOWELL SR. HIGH

CHESTERFIELD MALL

Mason Homes
Missouri's #1 Homebuilder



QUALITY CONSTRUCTION FEATURES

For Enduring Value . . .

- All homes are individually hand crafted on site.
- All framing members are 16" on center, with kiln dried and graded lumber used throughout. Subfloor is tongue and groove $\frac{3}{4}$ " sheathing, and is glued as well as nailed to floor joists for extra strength.
- Quality siding with limited 25-year warranty.
- Steel reinforced foundations.
- Full poured concrete basement.
- Bonded 235 lb. self-sealing asphalt roof shingles.
- Premium 200 ampere electrical service with copper wiring, circuit breaker panel, grounded duplex outlets, silent light switches, and one weather-proof exterior outlet.
- Smoke detectors provided for your safety.
- Wide asphalt driveways.
- Painted overhangs.
- Two-coat application of interior wall paint.
- County maintained concrete streets.

Energy Saving Features Insulation

- R-30 blown fiberglass ceiling insulation (where possible — batt insulation in vaulted ceilings) over all conditioned areas.

- R-13 fiberglass batt insulation in all exterior frame walls surrounding conditioned areas.
- Fiberglass sill insulation around all finished living areas.
- Styrofoam perimeter insulation around all grade level concrete slabs in conditioned areas.
- R-13 fiberglass batt insulation in all interior walls separating conditioned and unconditioned areas.
- R-19 fiberglass batt insulation in all garage ceilings with conditioned area above.
- R-13 floor joist band insulation.

Windows/Doors/Sealants

- All windows in conditioned areas are glass insulated units with thermal break frames. These units are pre-finished white on both sides to provide years of maintenance-free convenience.
- Exterior doors are insulated metal clad units with an adjustable threshold.
- All necessary exterior joints, including around windows and doors, are caulked.
- All exterior doors and windows are weather-stripped. Doors are sealed on all four sides, while windows are equipped with effective, factory-installed weatherstripping.
- All exterior walls surrounding conditioned areas are equipped with a four millimeter poly-vinyl sheet, which serves as an effective air and vapor barrier.

Mechanical Equipment

- Energy-efficient natural gas-powered heating equipment conforms to certification standards.
- Energy-efficient electric-powered air conditioning equipment conforms to certification standards.
- Thermostat allows convenient, efficient 24-hour control of temperature settings.
- Fireplaces are equipped with an outside air combustion inlet to minimize loss of conditioned air during operation for maximum energy efficiency.
- Fast-recovery, 50-gallon natural gas fired water heater.
- Toilets permit a maximum water flow of 3.5 gallons per flush.
- Shower heads permit a maximum water flow of 3.5 gallons per minute.
- All faucets equipped with water-saving aerators.
- Copper plumbing lines.

Specifications are subject to change to equal or better quality without notice.

TIMBERWOOD TRAILS



**Mason
Homes**
Missouri's #1 Homebuilder

The logo graphic features a stylized house outline above three horizontal lines.

EXCLUSIVE LUXURY AMENITIES

Living/Family Areas

- Wood-burning fireplace. (The Riverdale model features a unique peninsula fireplace.)
- Vaulted ceilings with ridge beam as displayed.
- Large bay windows as displayed.
- Formal entry foyer with guest closet and wood plank flooring. (The Bristol and Raeburn models feature a two-story entry foyer.)
- Custom open staircases as displayed.
- Dry bar featured in the Bristol and Raeburn models.
- Quality wall-to-wall carpeting over premium pad.

Kitchen/Dining Areas

- General Electric range with self-cleaning oven and black-tinted glass front.
- General Electric microwave oven with deluxe touch-matic controls.
- Built-in General Electric energy-efficient dishwasher with color pack and pot-scrubber cycle.
- Built-in breakfast bar per plan.
- Custom back-lit soffit lighting in kitchen as displayed.
- Double stainless steel sink with garbage disposal.
- Convenient peninsula cabinets as displayed.
- Abundant custom wood cabinetry throughout with full suspension drawer guides.
- Large built-in pantry per plan.

- Custom post-formed formica countertops with matching backsplash.
- Quality no-wax sheet vinyl flooring in kitchen; quality wall-to-wall carpeting with premium pad in dining room.

Bath/Bedroom Areas

- Elegant master bedroom/bath ensemble with walk-in closet and make-up vanity per plan.
- Luxurious cultured marble tub with matching wall panels and vanity top in the master bath.
- Steel porcelainized tub with cultured marble wall panels and vanity top in hall bath.
- Cultured marble vanity top in powder room.
- Built-in planter shelves as displayed.
- Plentiful wood cabinetry throughout with full suspension drawer guides.
- Custom back-lit soffit lighting in baths.
- Designer faucets and matching accessories in all master baths.
- Expansive plate glass mirrors over vanities.
- Mirrored medicine cabinets as displayed.
- Quality wall-to-wall carpeting over premium pad in bedrooms; quality no-wax sheet vinyl flooring and/or carpeting over premium pad as displayed in bathrooms.

Additional Amenities

- First floor laundry rooms, with 220 volt dryer outlet and exterior-vented dryer exhaust. Quality sheet vinyl flooring.
- Abundant closet space with custom wrapped wire shelving.
- Colonial wood casing and base.
- Door chime and antique custom brass door hardware.
- Your choice of either flush wood interior doors job-finish stained (three coat application) or six-panel Colonial doors painted white.
- Oversize front-entry two-car garage.
- Fully seeded and graded homesite.
- Many homesites situated on private cul-de-sac streets.
- Superb array of distinctive exterior designs for each model to assure the custom-built look of this Mason Homes community.

Tennis and Swim Club

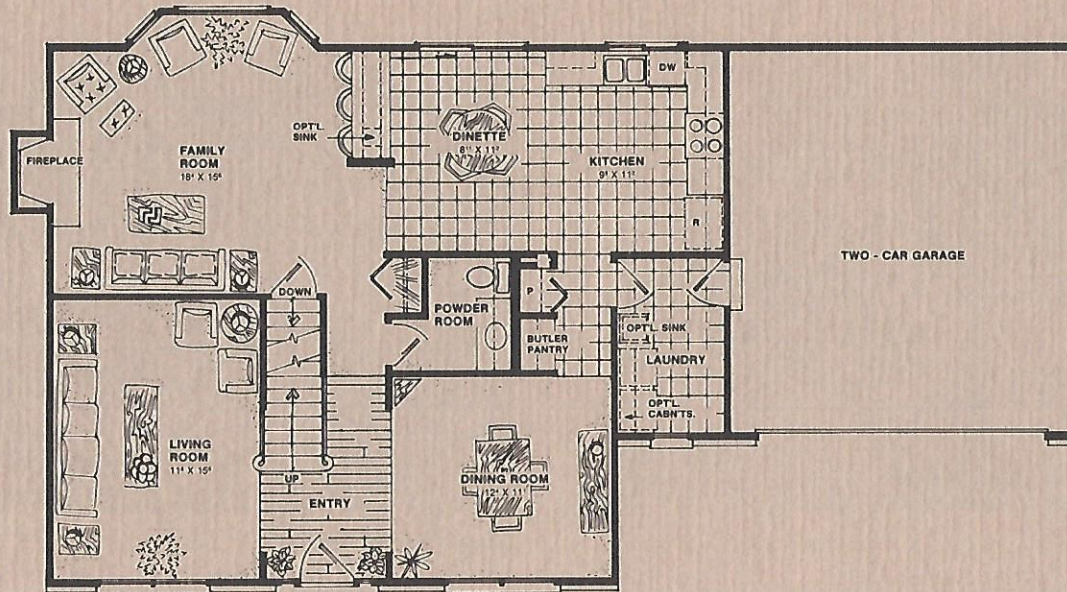
- Included in the purchase price is membership in the Timberwood Trails Swim and Tennis Club.

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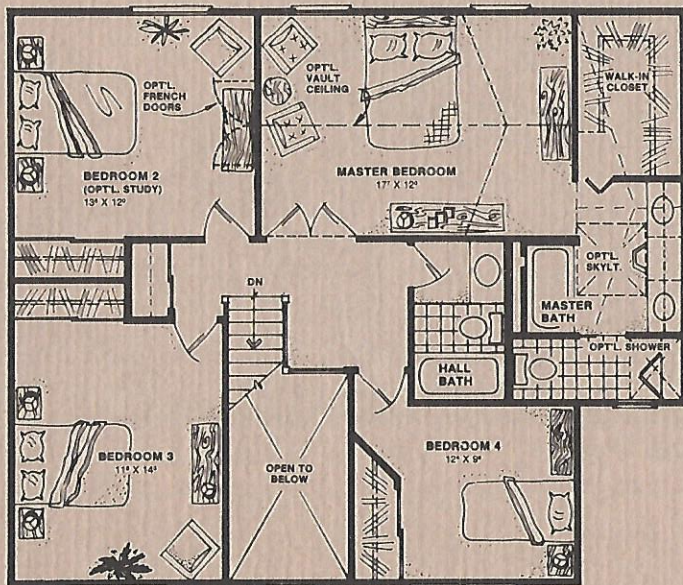
TIMBERWOOD TRAILS



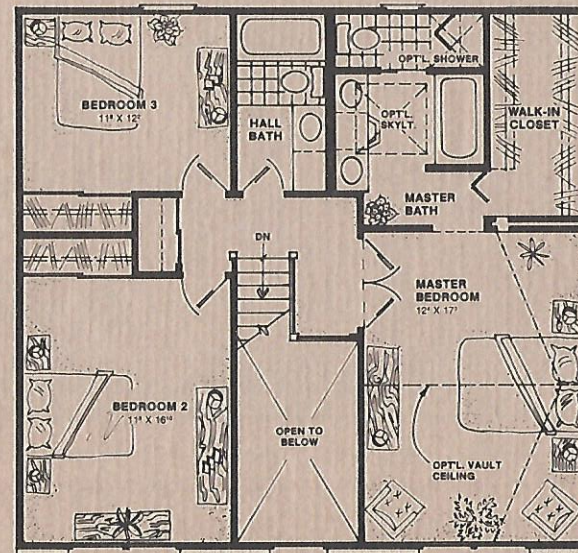
The Raeburn



1st Floor

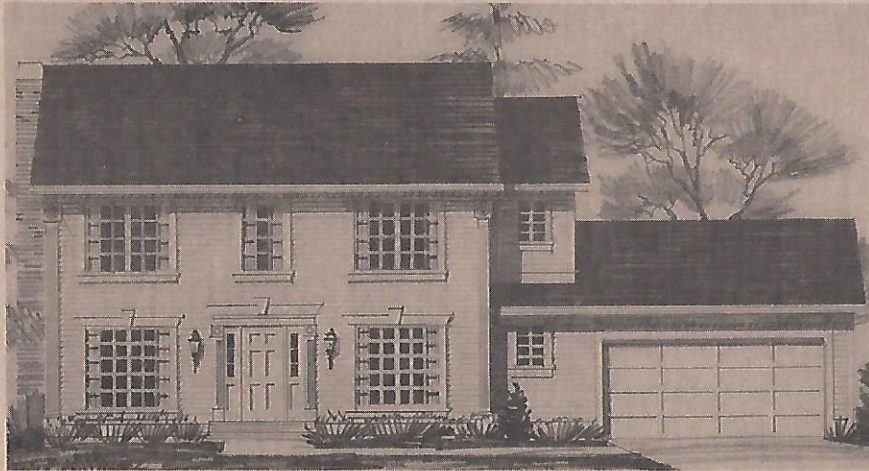


2nd Floor - 4 Bedroom



2nd Floor - 3 Bedroom

The Raeburn

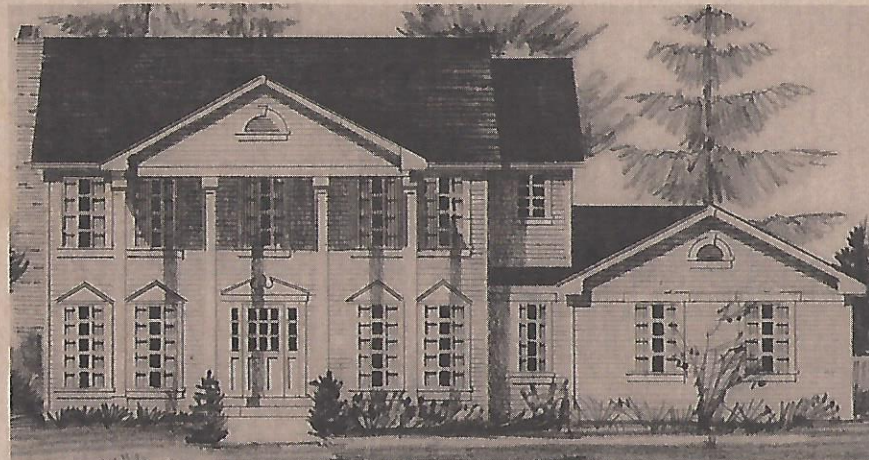


Early American

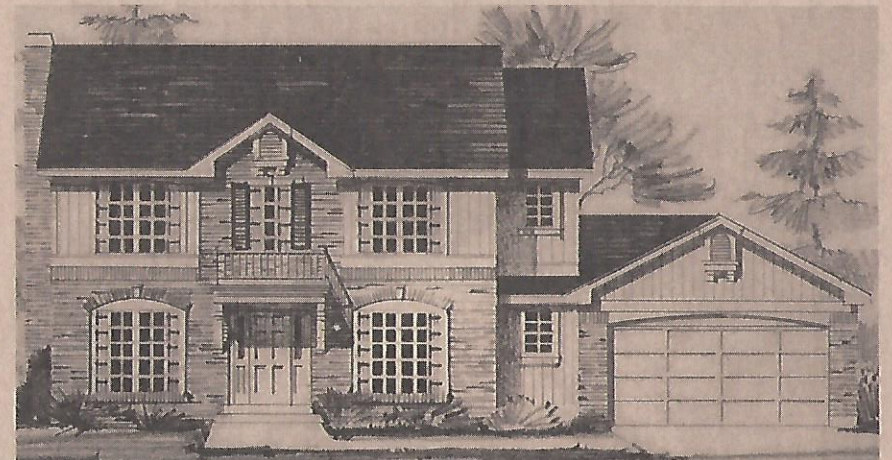


French Provincial

1000+



Federal

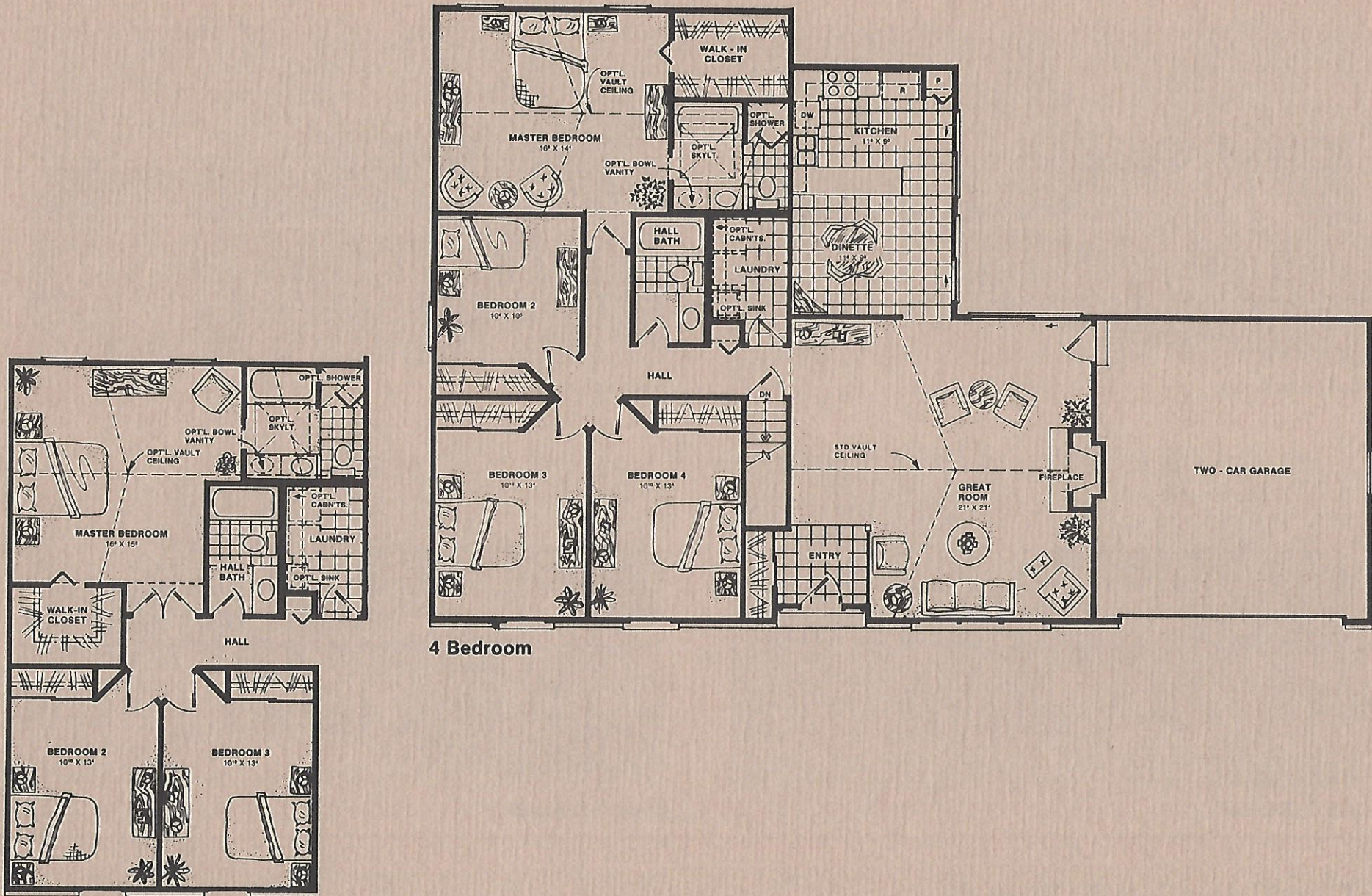


French Colonial

1000+

Timberwood Trails

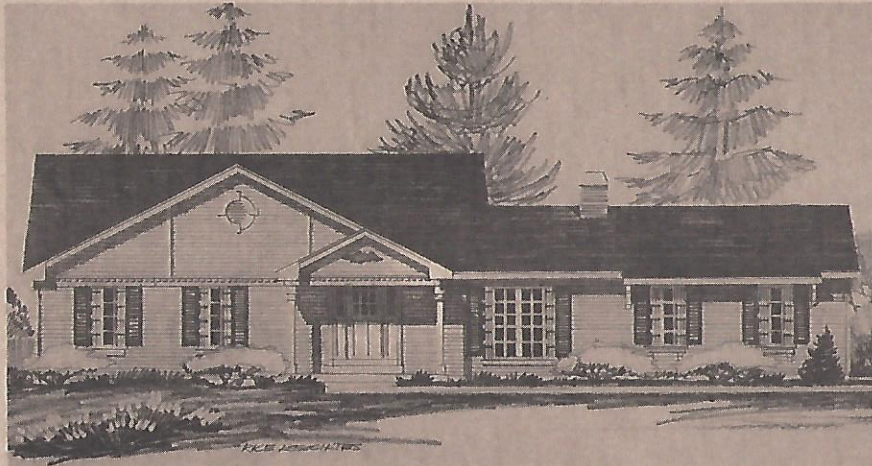
The Pembroke



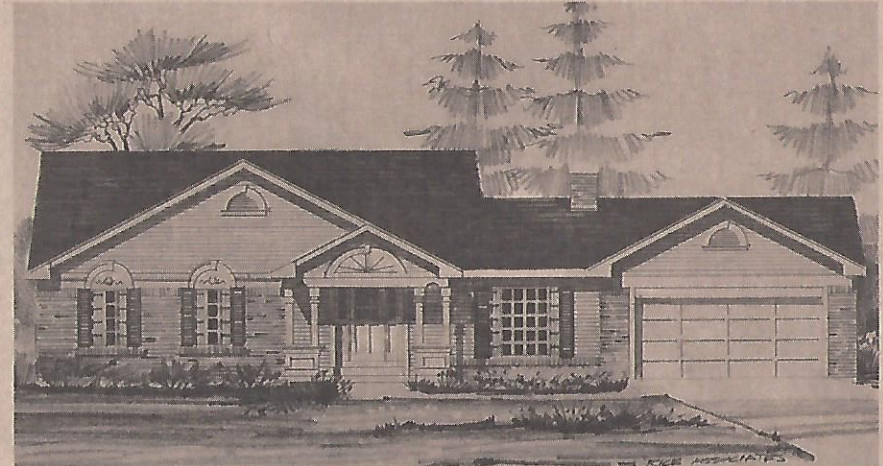
4 Bedroom

3 Bedroom Partial Plan

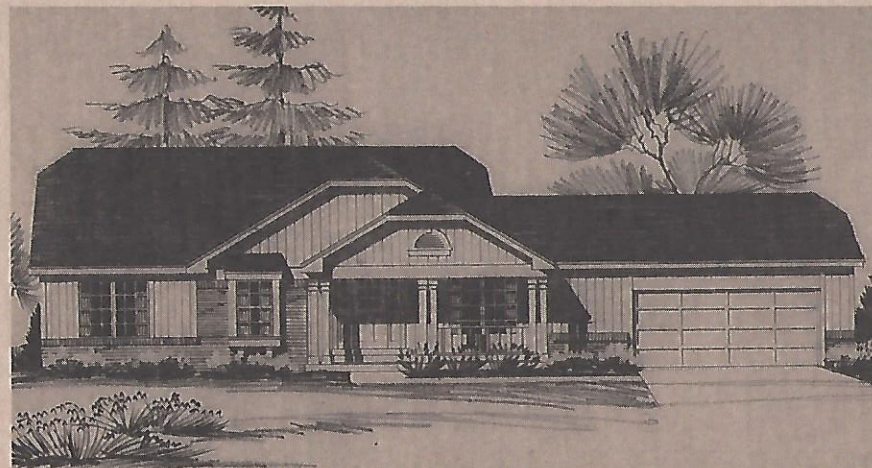
The Pembroke



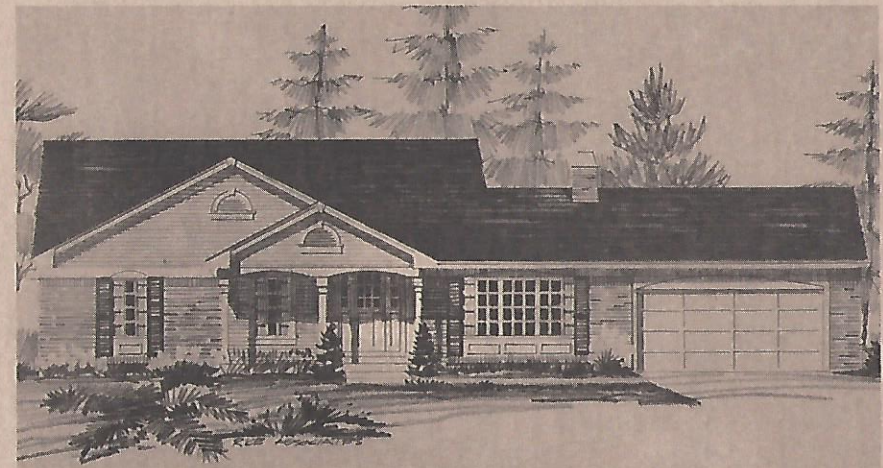
Early American



French Provincial



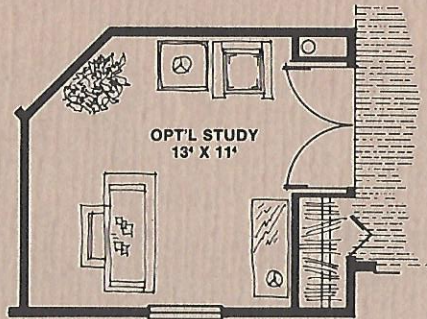
Dutch Colonial



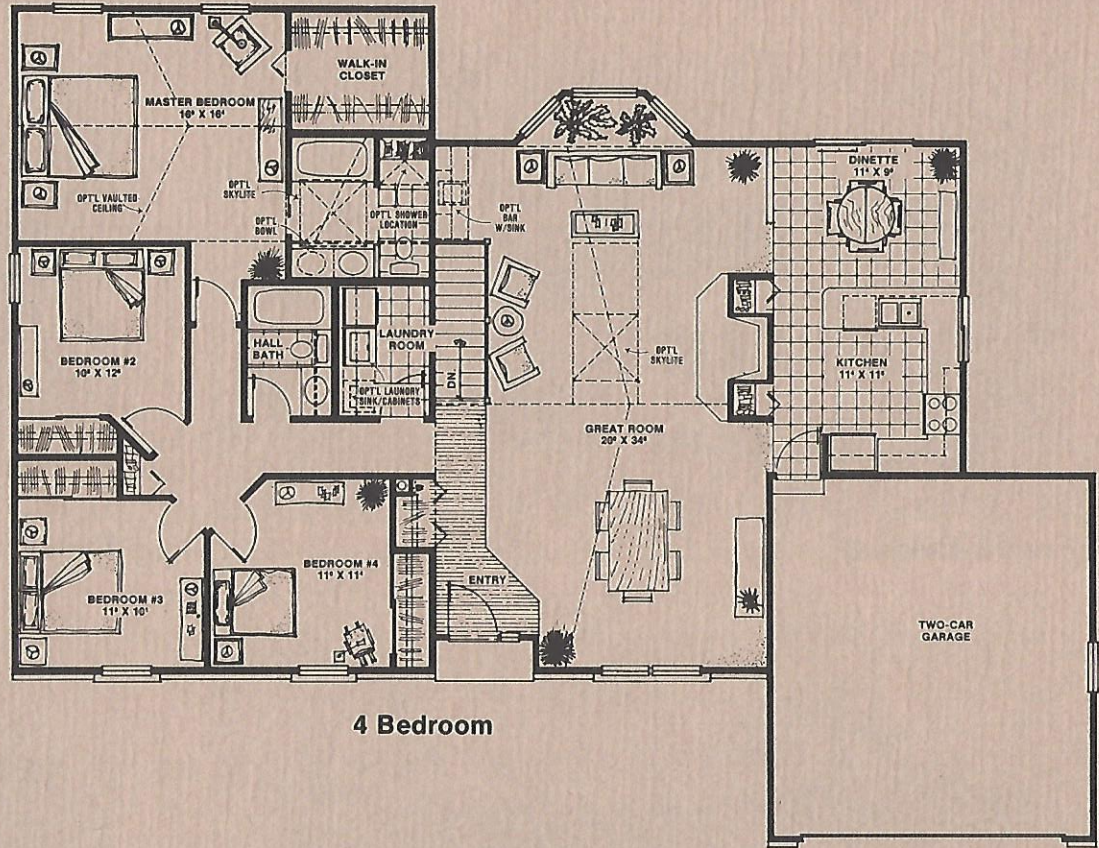
French Colonial

Timberwood Trails

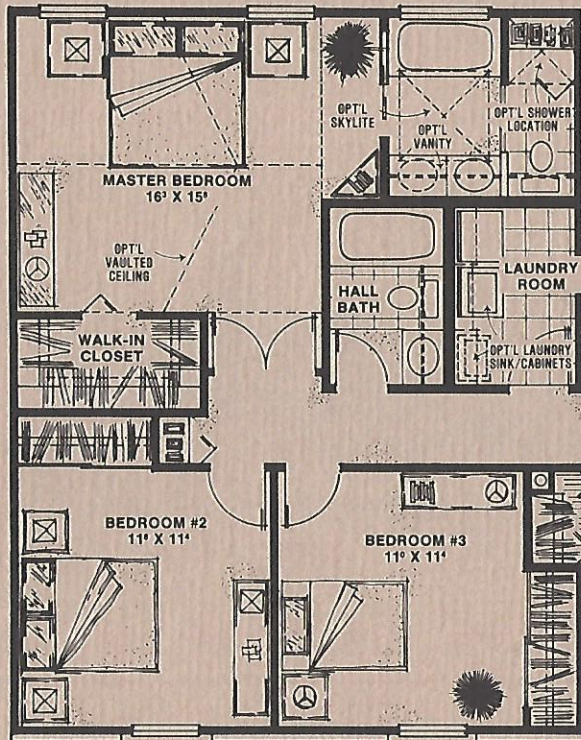
The Clifton



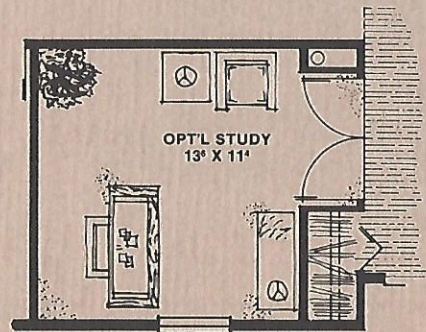
**Optional Study
4 Bedroom**



4 Bedroom

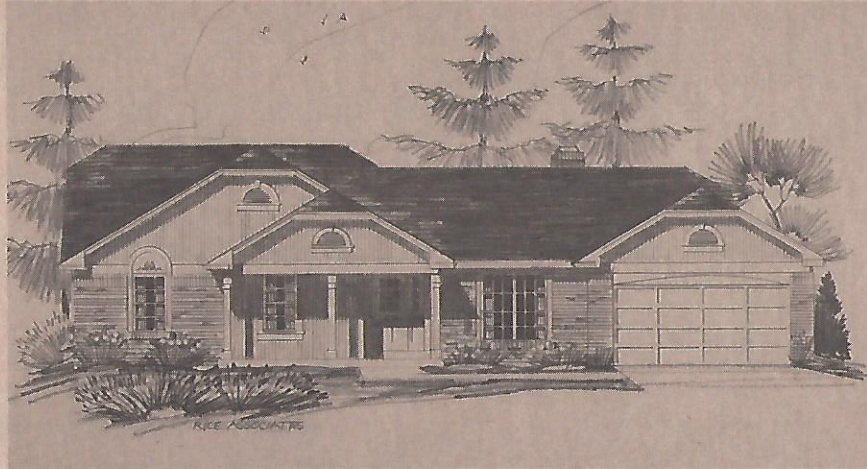


**3 Bedroom
Partial Plan**

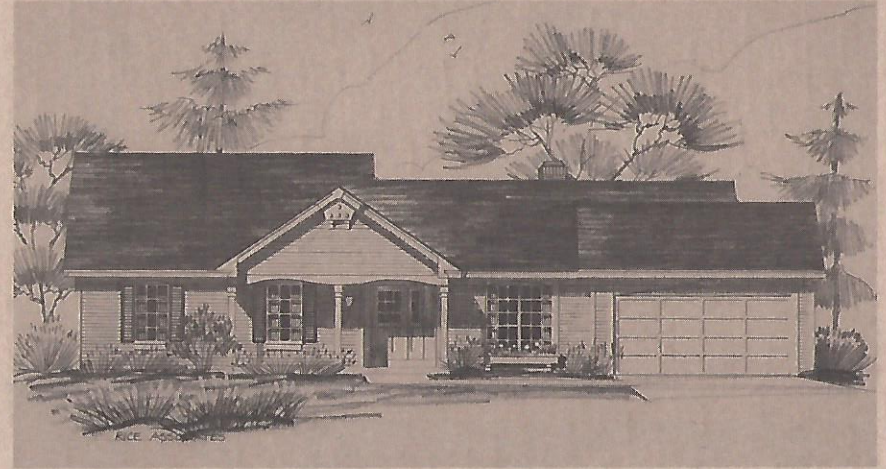


**Optional Study
3 Bedroom**

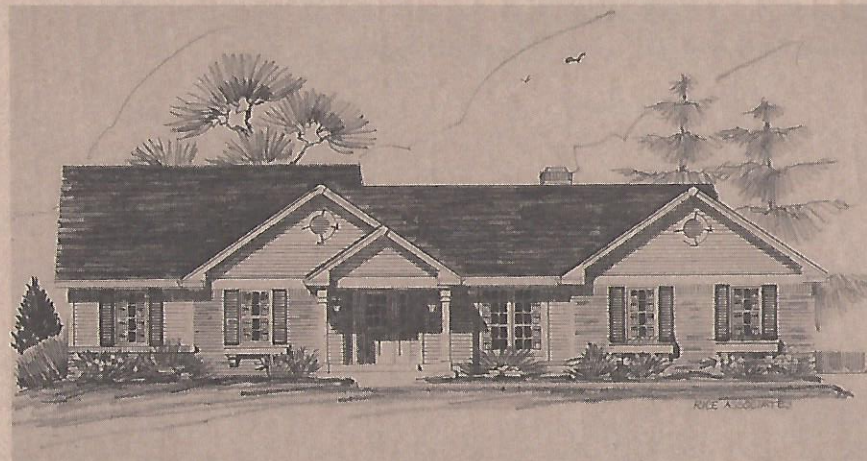
The Clifton



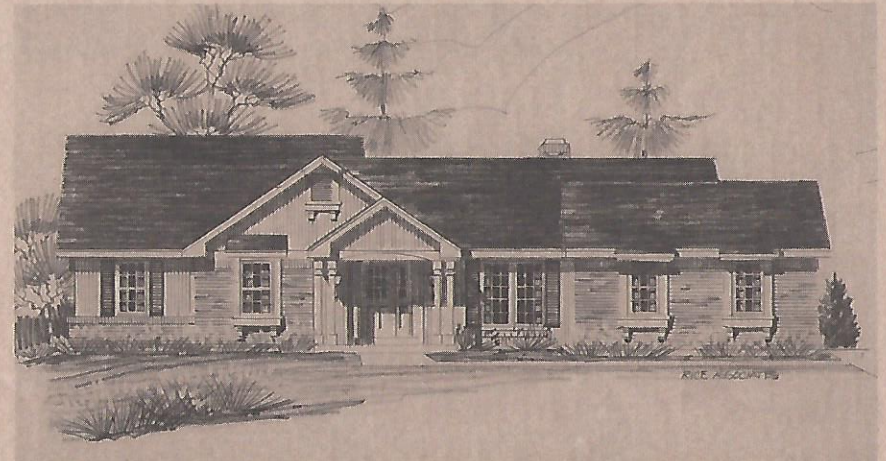
French Colonial



Early American



Colonial

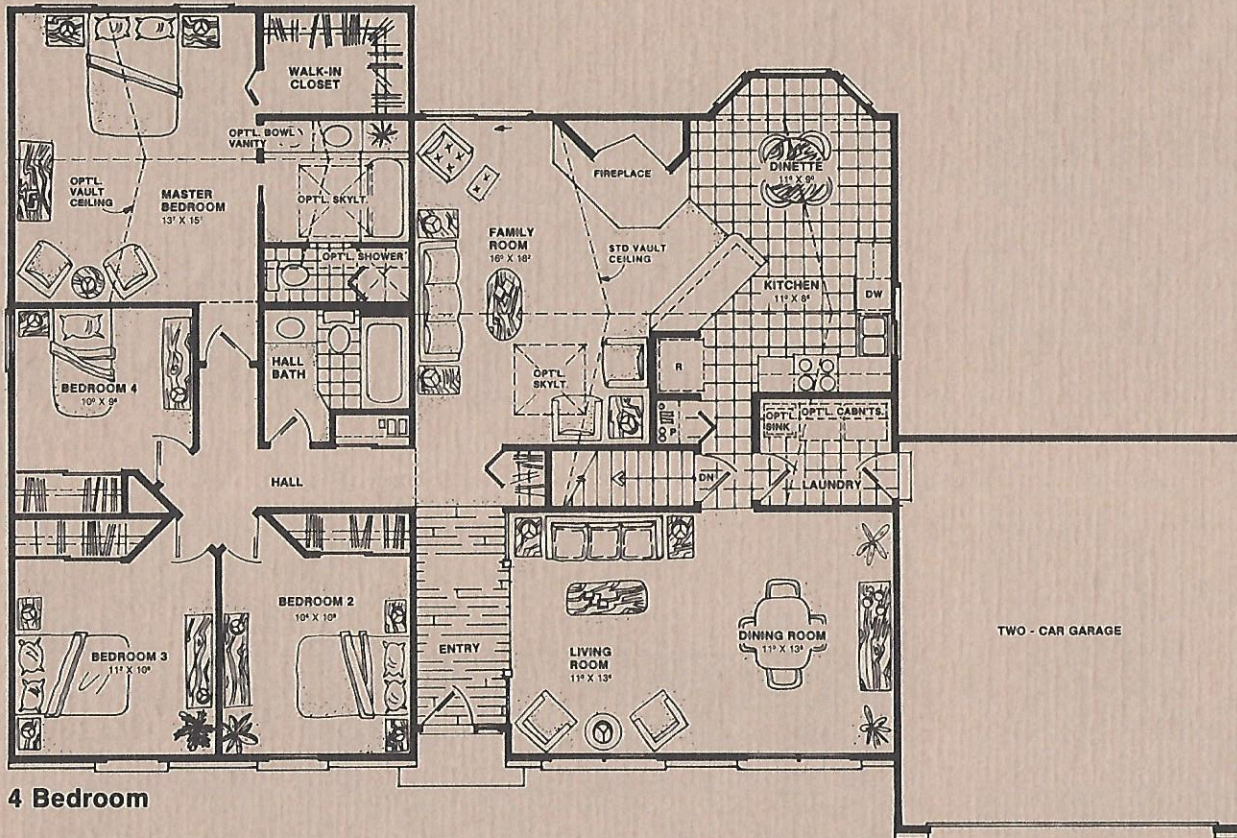


French Provincial

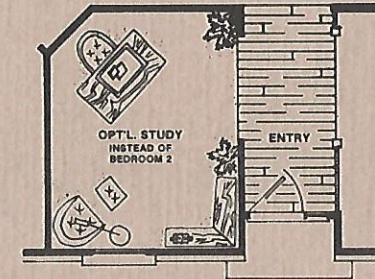
Timberwood Trails

Renderings may vary slightly from actual construction.

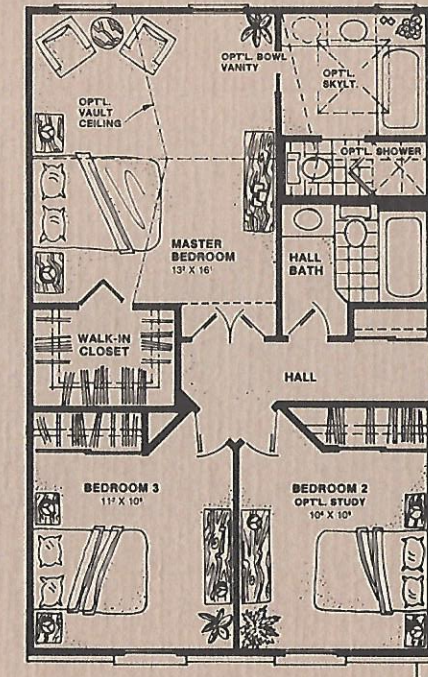
The Riverdale



4 Bedroom

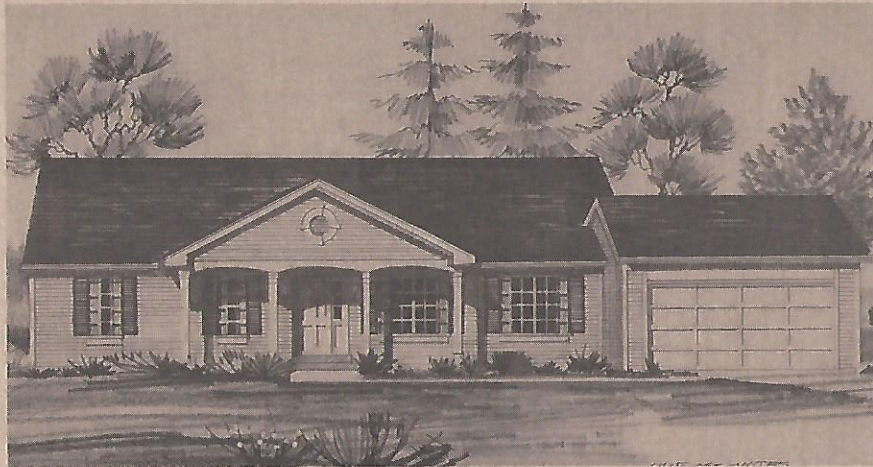


Optional Study

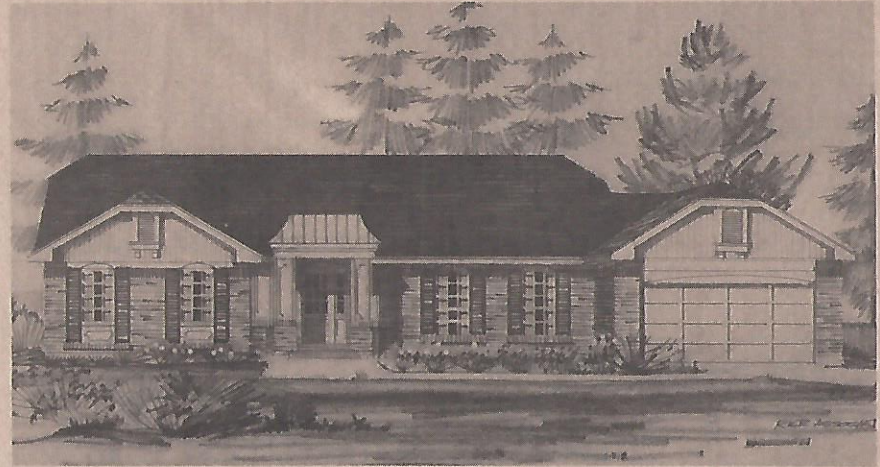


3 Bedroom Partial Plan

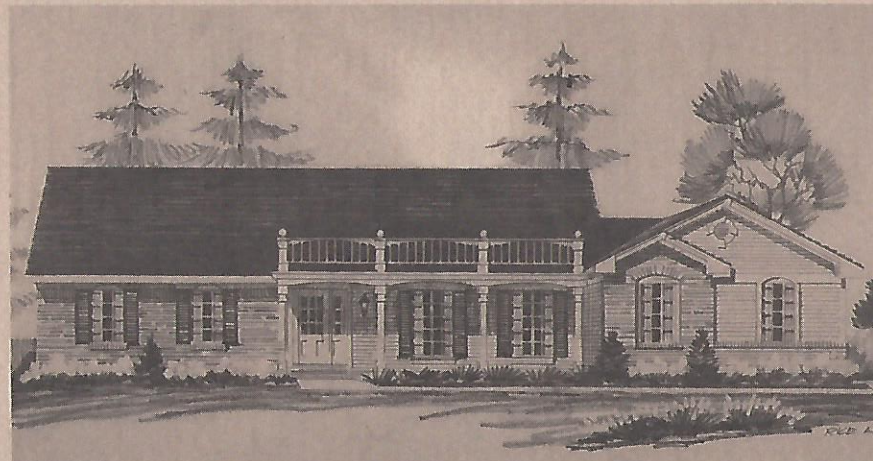
The Riverdale



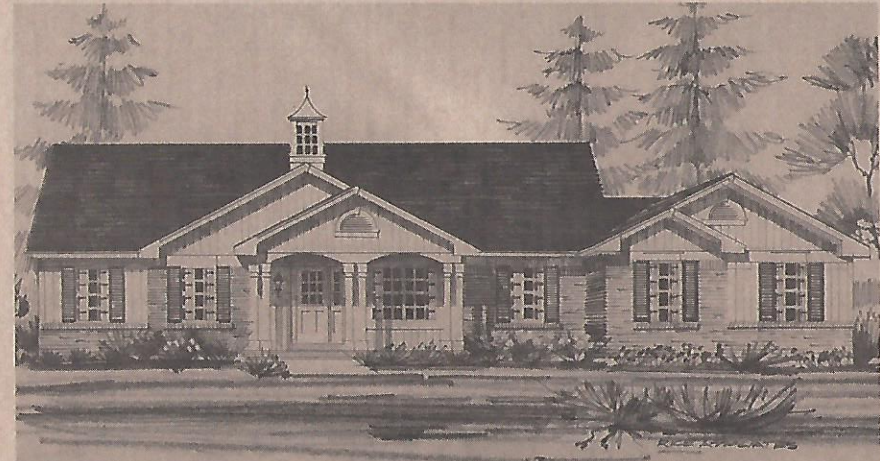
Early American



French Provincial



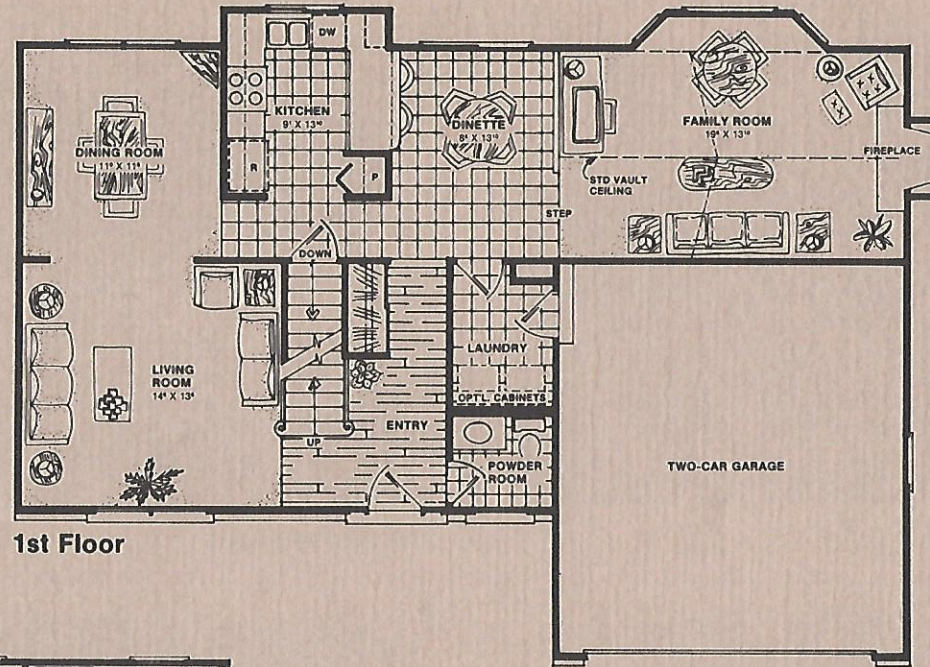
Colonial



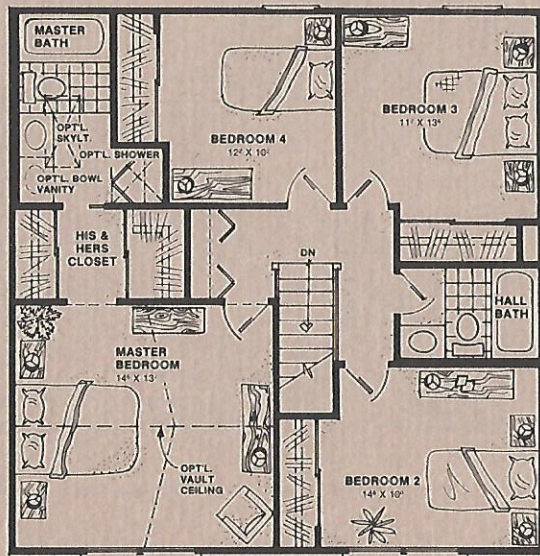
French Colonial

Timberwood Trails

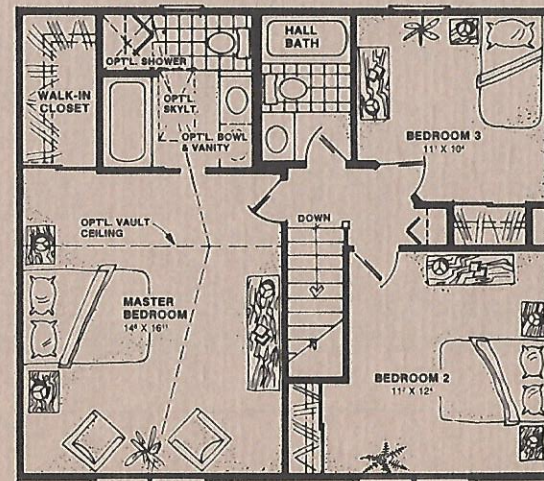
The Wheaton



1st Floor

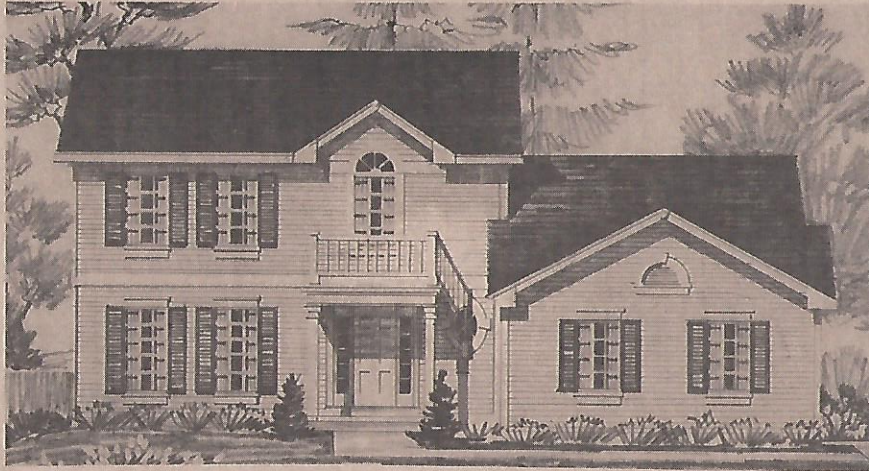


2nd Floor - 4 Bedroom



2nd Floor - 3 Bedroom

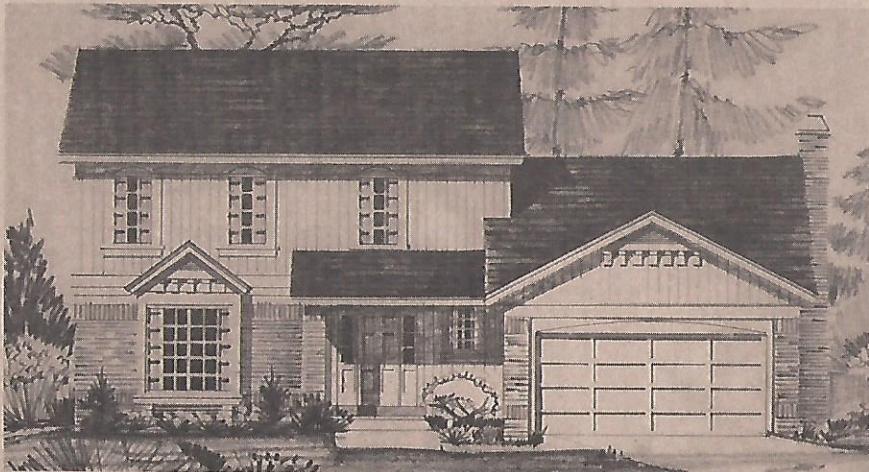
The Wheaton



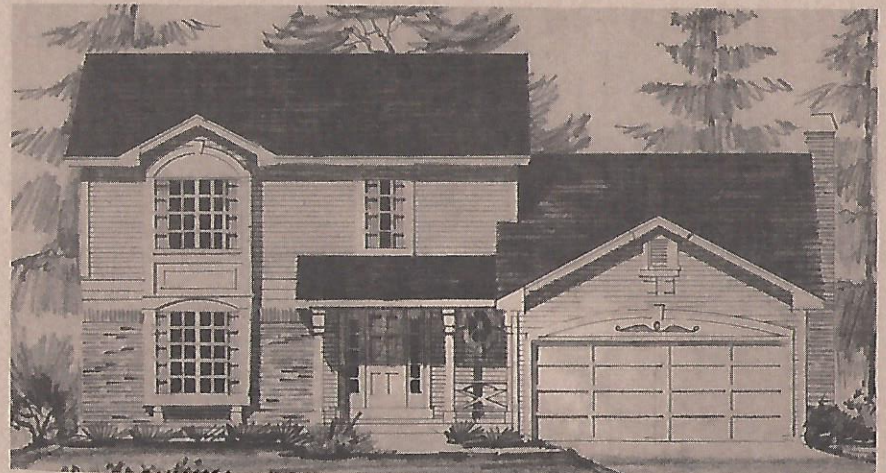
Early American



French Provincial



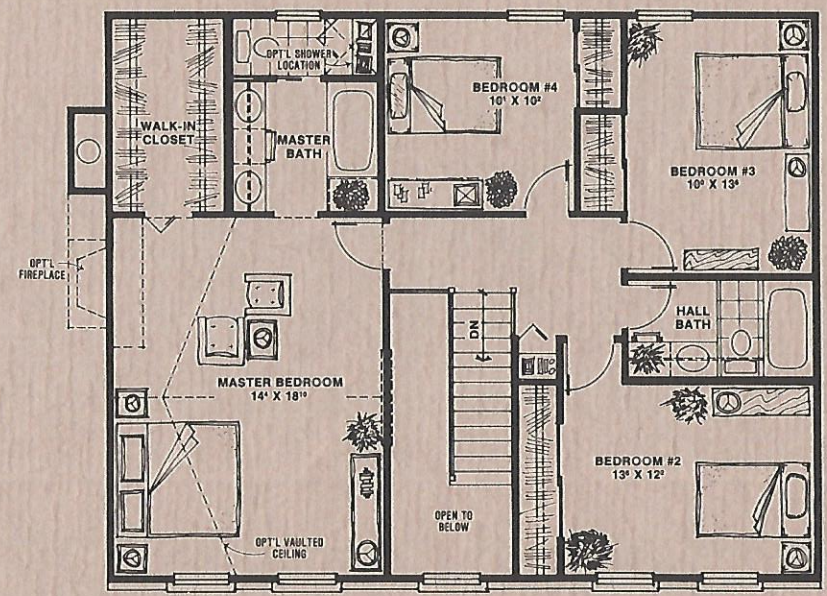
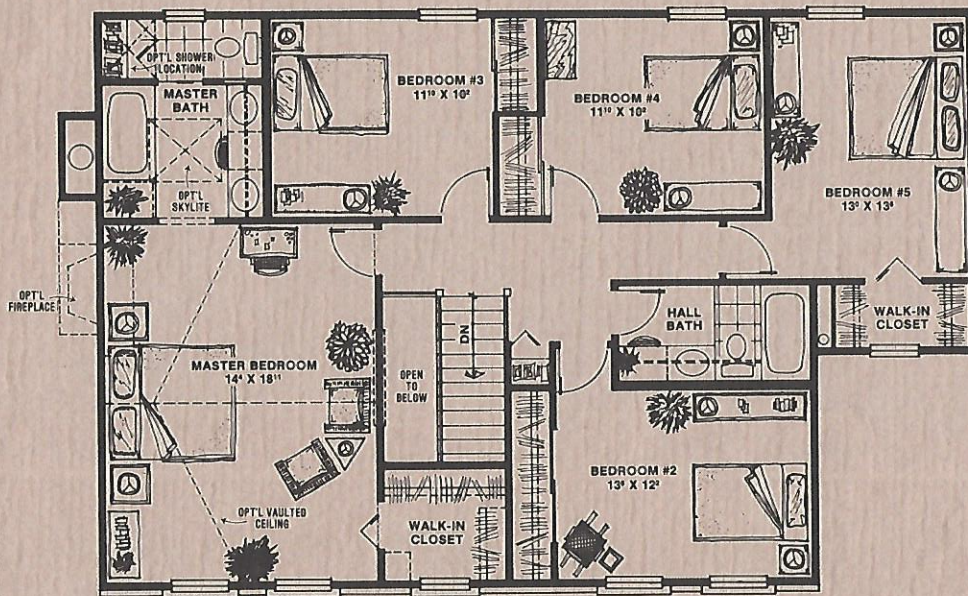
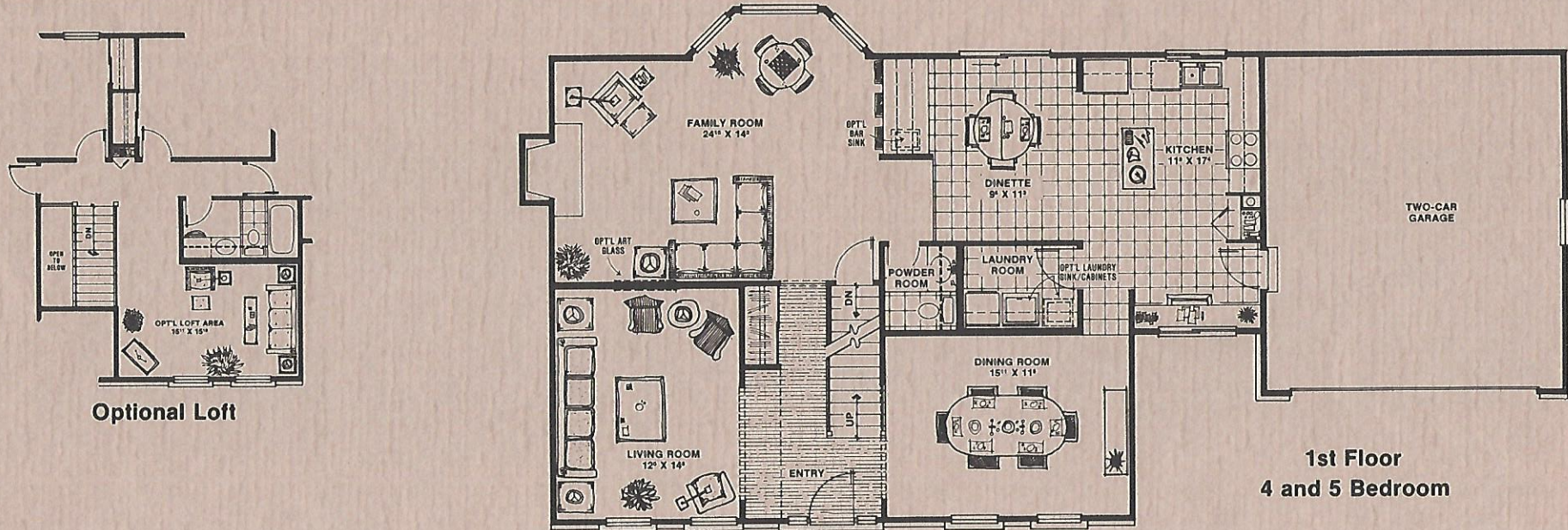
Rustic



French Colonial

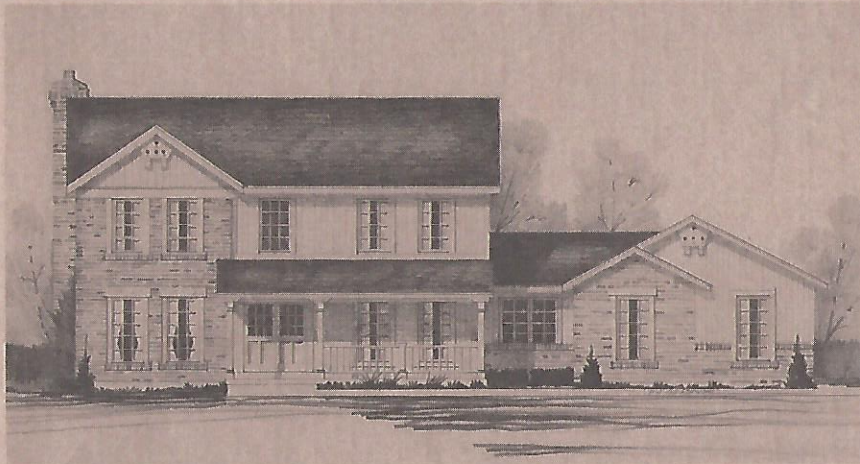
Timberwood Trails

The Bristol

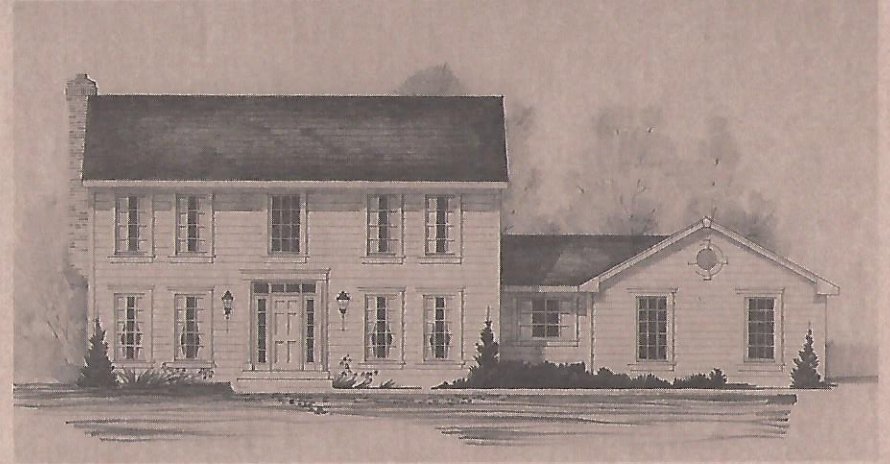


All dimensions are approximate.

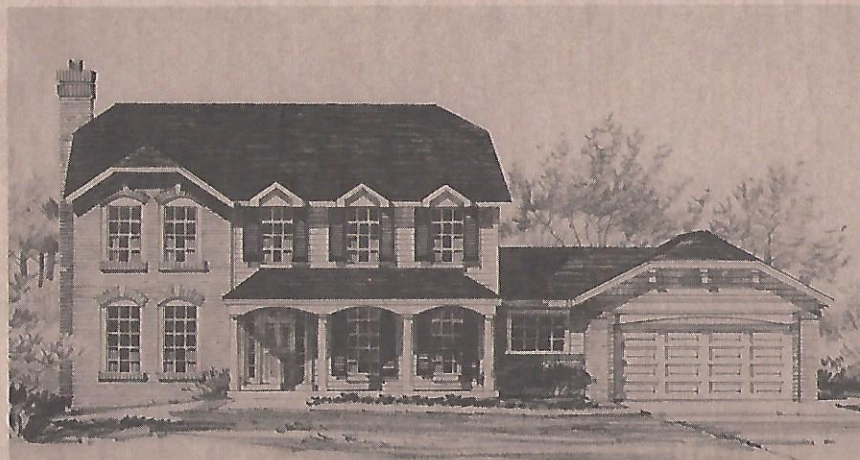
The Bristol



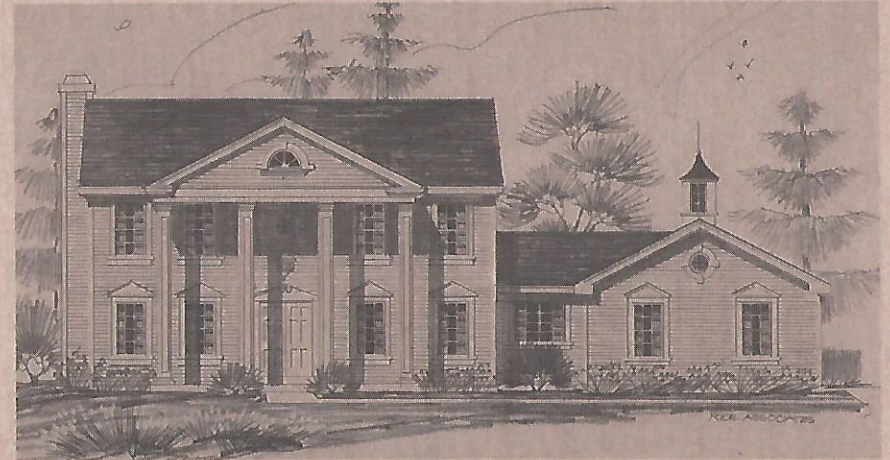
Early American



Colonial



Dutch



Georgian

Timberwood Trails

Renderings may vary slightly from actual construction.

TIMBERWOOD TRAILS II PRICE LIST

Base prices includes 3 points for closing costs. Does not include options, elevation premiums or lot premiums.

This price list is intended for internal use only; however, this information may be reproduced and released to the public only at the discretion of the Mason Sales Consultant.

<u>MODEL</u>	<u>LIST PRICE</u>	<u>SALE PRICE</u>
Pembrooke 3	\$122,900	101,900
Pembrooke 4	\$125,650	107,900
Wheaton 3	\$125,900	104,900
Wheaton 4	\$128,900	108,900
Riverdale 3	\$129,900	105,900
Riverdale 4	\$134,900	109,900
Raeburn 3	\$134,900	109,900
Raeburn 4	\$137,900	112,900
Clifton 3	\$130,900	106,900
Clifton 4	\$145,900	110,900
Bristol II 4	\$154,900	117,900
Bristol II 5	\$160,900	120,900

Some lots are larger, or more desirably located and require a higher price.

Landscaping, fences, retaining walls, stepping stones, railroad ties, sidewalks for display purposes, wallpaper, area rugs, draperies, interior shutters, furnishings, refrigerators, washers, dryers and other personal property are used for display purposes only, and of course, are not included. Prices and specifications are subject to change without notice.

Sales Consultants: Jack Lanasa
Lynn Saettlele

Sales Office: 441-4212

Distribution:

Division President
Division Vice President

Sales Manager
Sales Consultant
Brokerage Sales

Advertising
Data Entry
Price Book

February 22, 1985