

## 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.

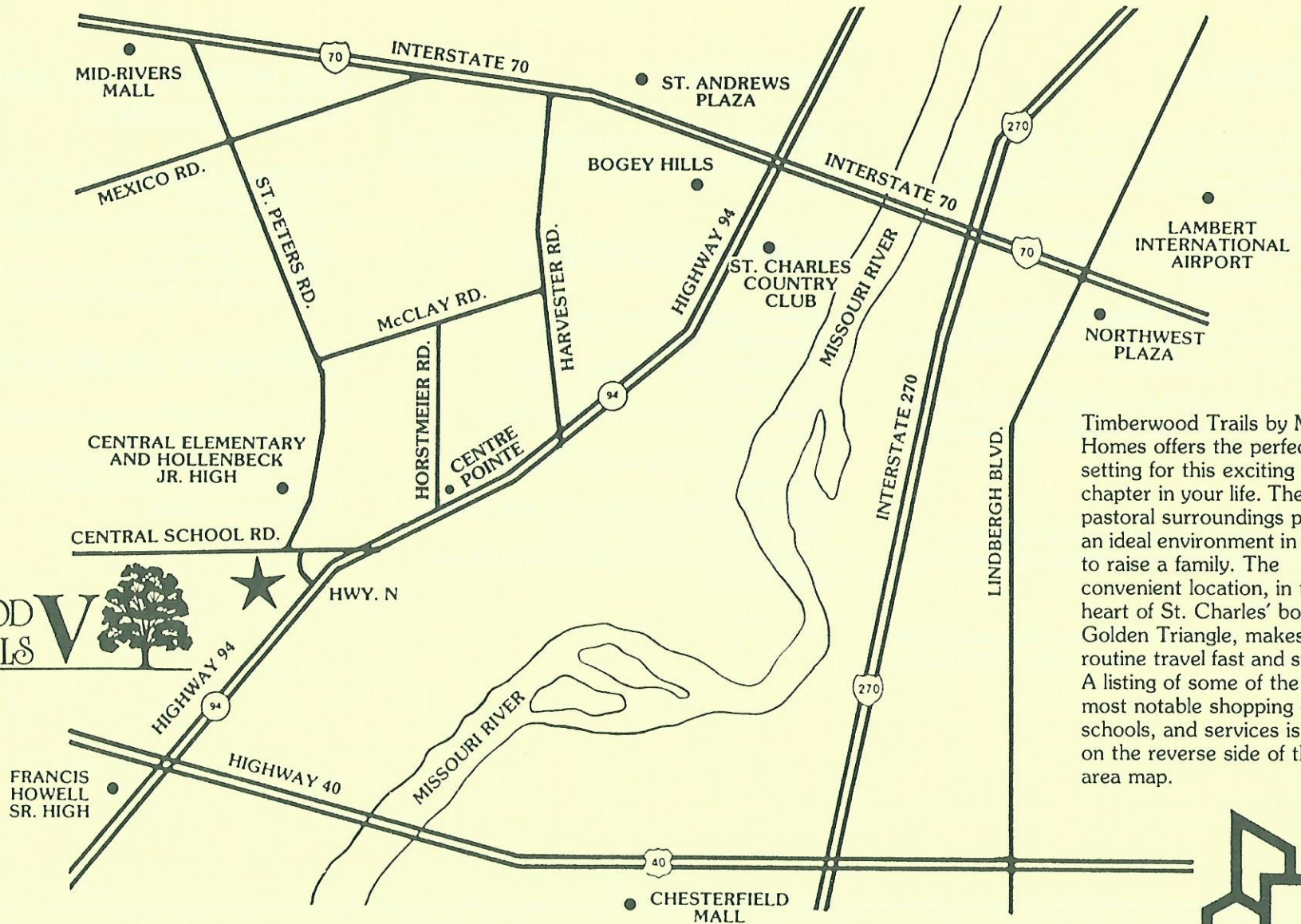
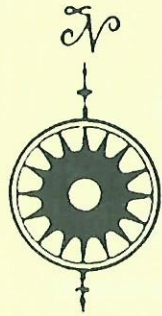
## COUNTRY CLUBS AND GOLF COURSES

- 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 V



## TIMBERWOOD TRAILS V

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.

**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 throughout. Subfloor is tongue and groove and is glued as well as nailed to floor joists for extra strength.
- Quality siding.
- Steel reinforced foundations.
- Full sized concrete basement.
- Seal-down fiberglass shingles.
- Premium 200 ampere electric service, with copper wiring, circuit breaker panel, grounded outlets, silent light switches, and one weather resistant exterior outlet.
- Smoke detectors on each level for your safety.
- Full-width asphalt driveways.
- Two-coat application of interior wall paint.
- County maintained concrete streets.
- Boulevard trees.

## Energy Saving Features . . .

- R-30 attic insulation over conditioned areas.
- R-13 batt insulation in all exterior frame walls surrounding conditioned areas.
- R-13 batt insulation in all interior walls separating conditioned and unconditioned areas.
- R-19 batt insulation in all garage ceilings with conditioned area above.
- R-13 floor joist band insulation.
- All windows in conditioned areas are double glazed 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 covered with a poly-vinyl sheet, which serves as an effective air and vapor barrier.

## Mechanical Equipment . . .

- Energy-efficient natural gas heating conforms to certification standards.
- Energy-efficient electric air conditioning equipment conforms to certification standards.
- Fireplaces are equipped with an outside air combustion inlet to minimize loss of conditioned air during operation for maximum energy efficiency.
- Fast-recovery, 40 gallon natural gas 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.
- Water pressure reducing valve to help prolong the life of plumbing fixtures.

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

## TIMBERWOOD TRAILS V



# EXCLUSIVE LUXURY AMENITIES

## Living/Family Areas

- Custom full-masonry wood-burning fireplaces with fresh air intake.
- Custom guest closet.
- Large bay windows as displayed.
- Formal entry foyer with wood plank flooring.
- Custom open staircases as displayed.
- Built-in bookcase as displayed.
- Quality wall-to-wall carpeting over premium pad.

## Kitchen/Dining Areas

- Hi-low cooking center includes microwave upper oven and self-cleaning lower oven with black-tinted glass front.
- Built-in energy-efficient dishwasher (with color pack and pot-scrubber cycle.)
- Built-in breakfast bar per plan.
- Custom soffit lighting in kitchen per plan.
- Double stainless steel sink with disposal.
- Convenient peninsula or island cabinets per plan.
- Abundant custom wood cabinetry throughout with full suspension drawer guides.
- Large built-in pantry per plan.
- Custom laminated counter tops 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 panel and vanity top in master bath.
- Steel porcelanized tub with cultured marble wall panels and vanity top in hall bath.
- Plentiful wood cabinetry throughout.
- Custom soffit lighting in baths.
- Designer antique brass-finished faucets and matching accessories in all master baths.
- 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.
- Mirrored closet doors in master bedrooms as displayed.
- Elegant light fixtures as displayed.

## Additional Amenities

- First floor laundry rooms, with 220 volt dryer outlet and exterior-vented dryer exhaust.
- Abundant closet space with custom wrapped wire shelving.
- Traditional six-panel painted colonial doors.
- Colonial wood casing and base.
- Door chime and custom antique-brass lever-action door hardware.
- Fully graded and seeded homesite.
- Spacious oversized lots.
- Many lots 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.

## Timberwood Trails Swim and Tennis Club

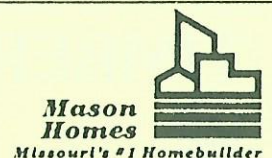
- Competition sized lap pool.
- 2-lighted tennis courts.
- Bath house.
- Ample parking.

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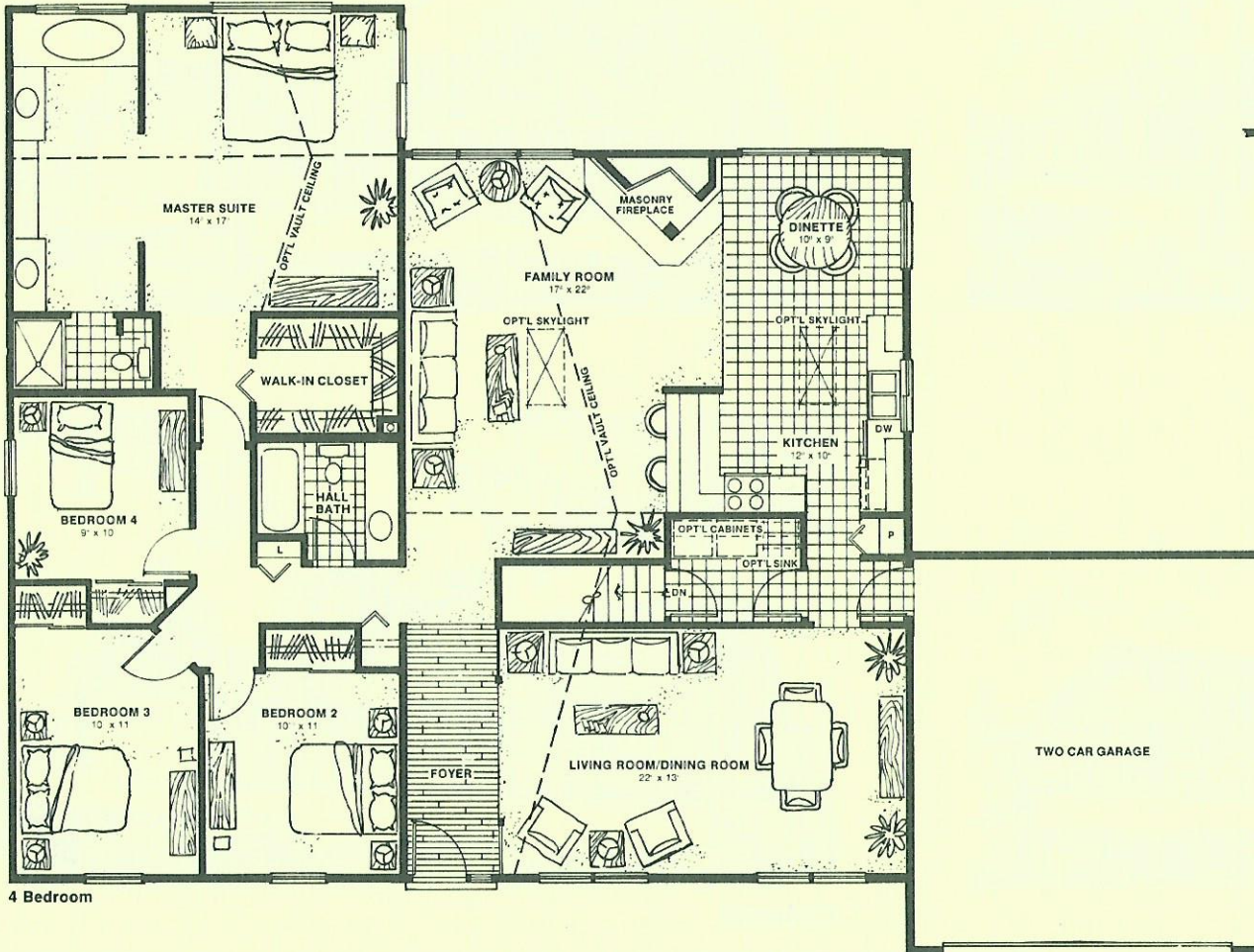
## TIMBERWOOD TRAILS V



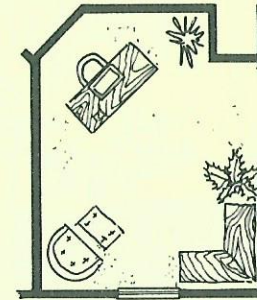
EQUAL HOUSING  
OPPORTUNITY



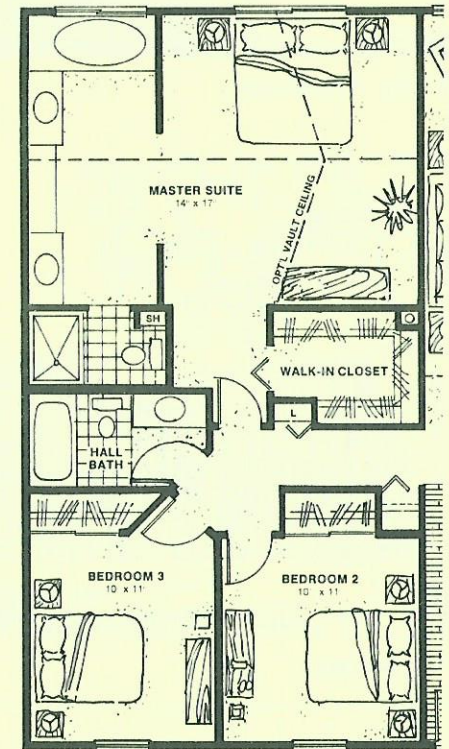
# The Lakeshire



4 Bedroom

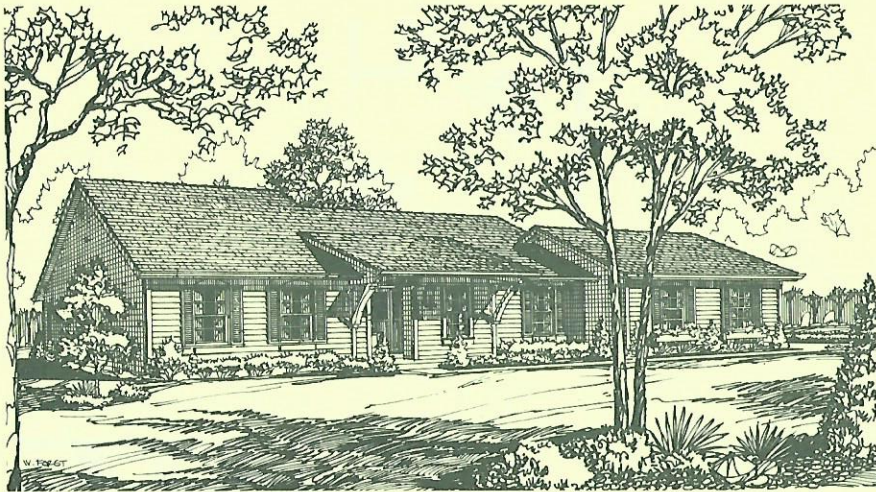


Optional Study

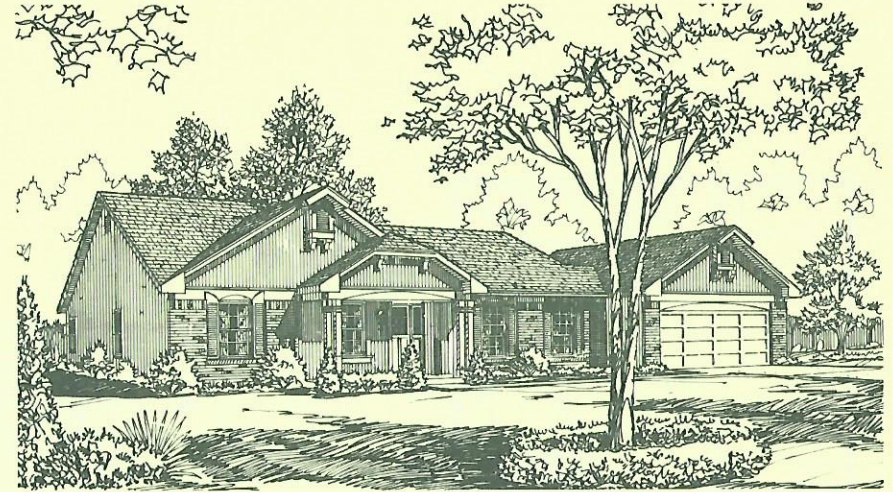


3 Bedroom - Partial Plan

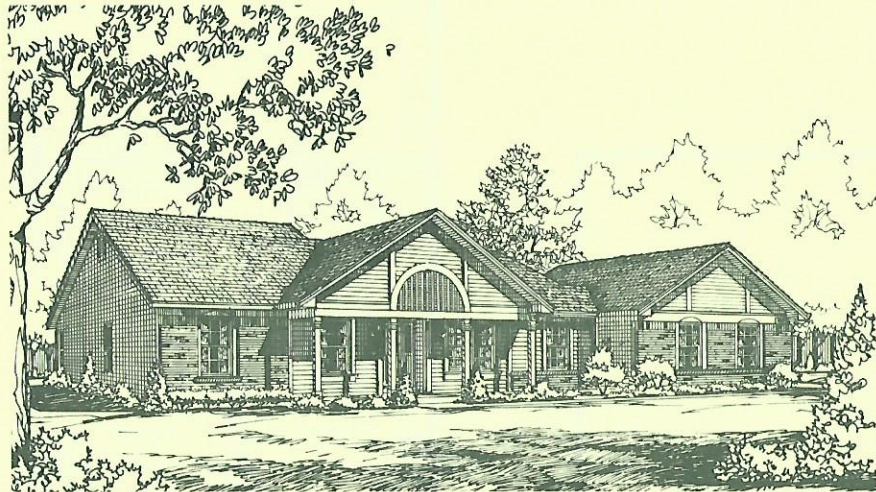
# The Lakeshire



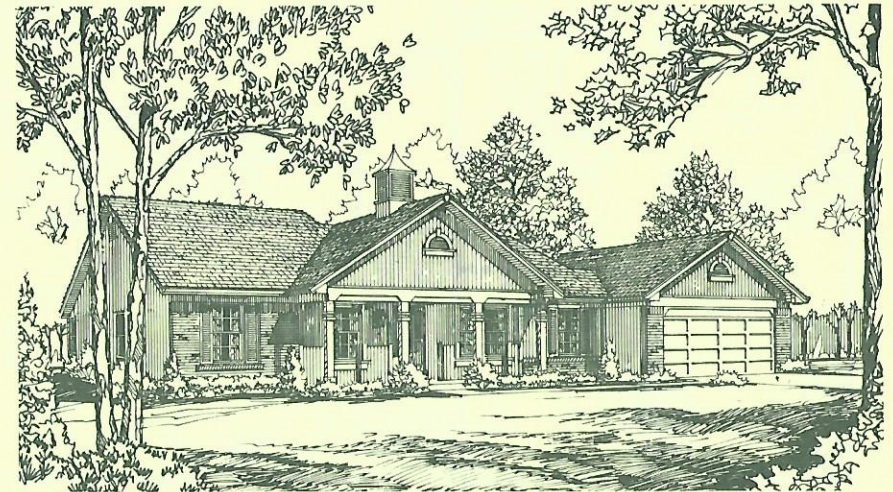
**Early American**



**Provincial**



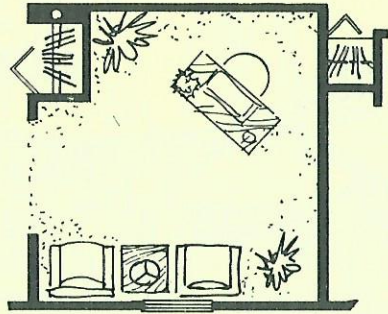
**Victorian**



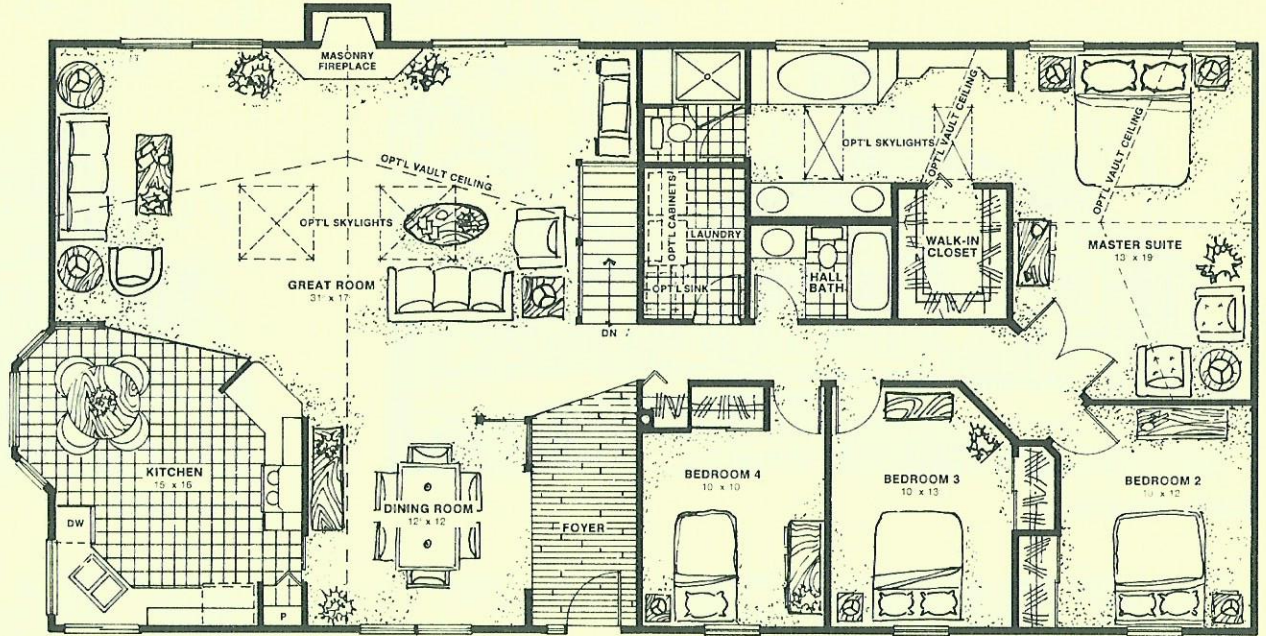
**Colonial**

## TIMBERWOOD TRAILS V

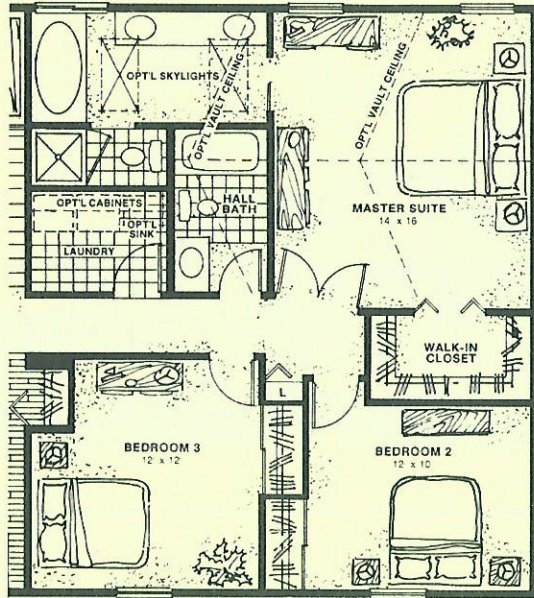
# The Sandalwood



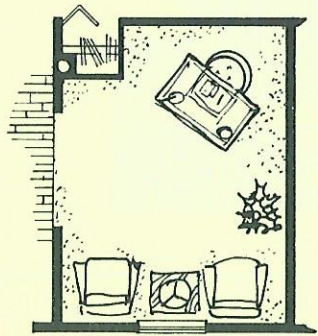
Optional Study - 3 Bedroom



4 Bedroom

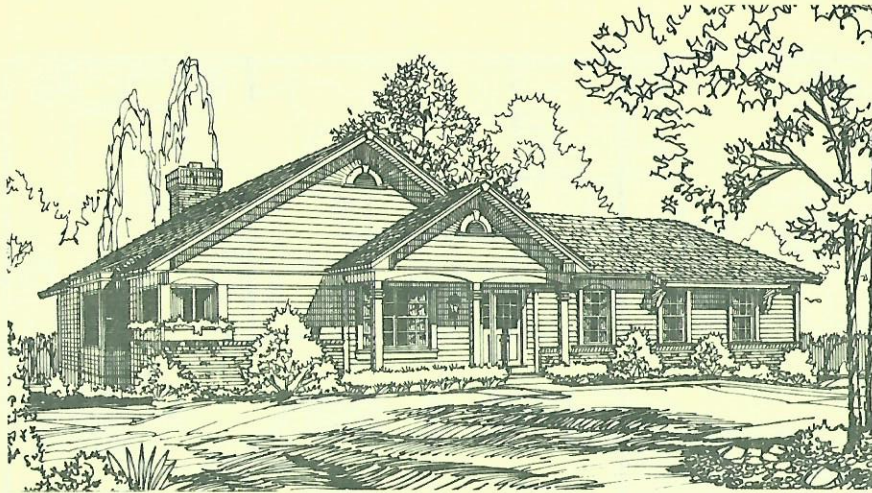


3 Bedroom - Partial Plan

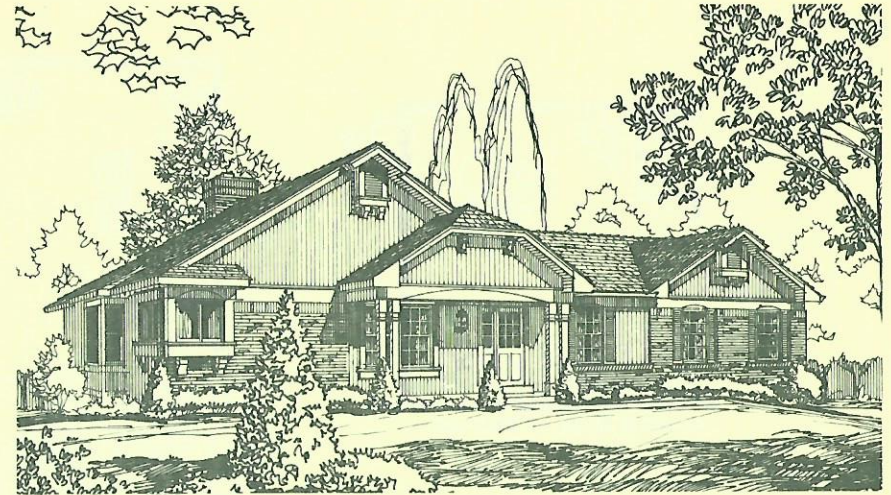


Optional Study - 4 Bedroom

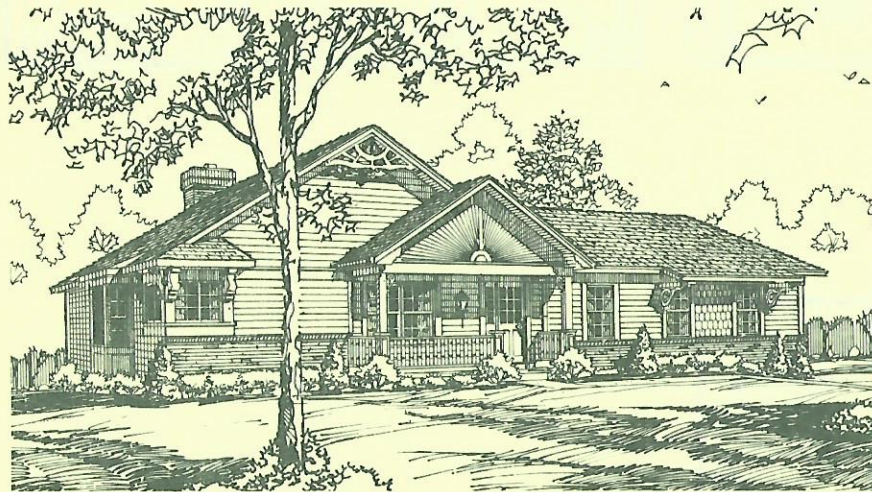
# The Sandalwood



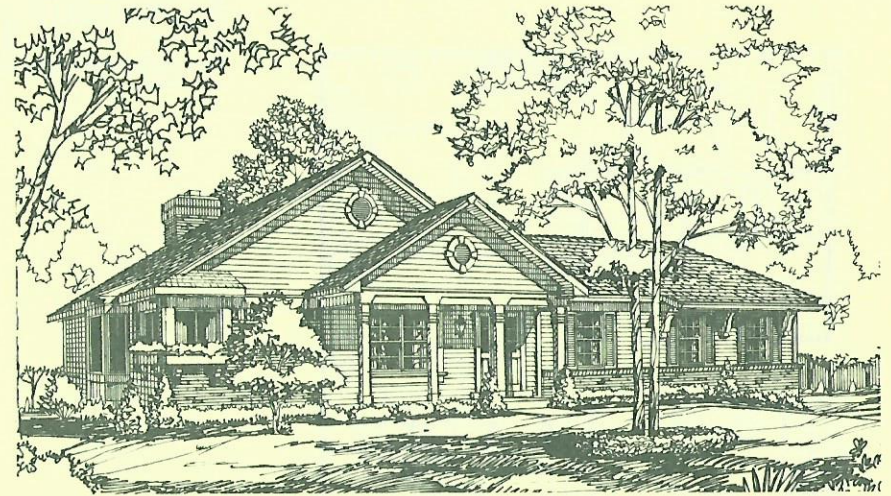
**Early American**



**Provincial**



**Victorian**



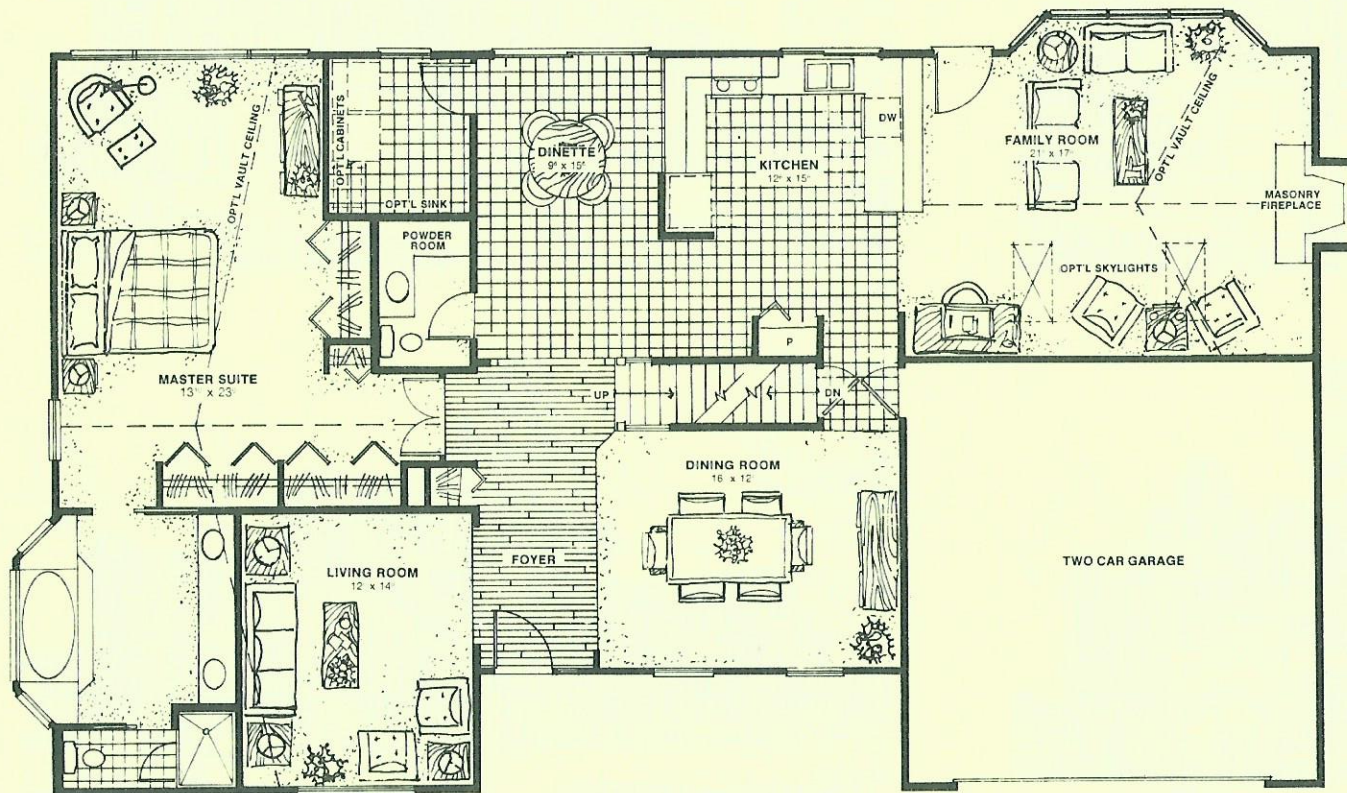
**Colonial**

## TIMBERWOOD TRAILS V

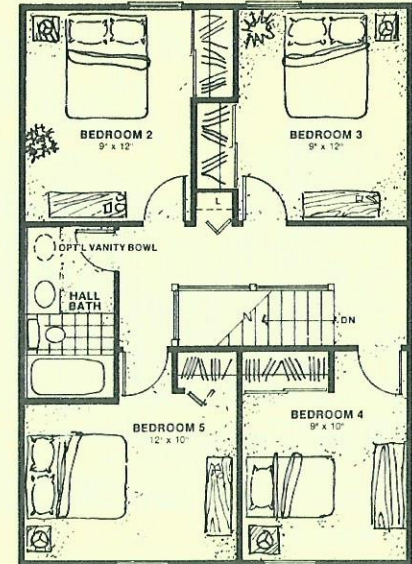
*Renderings may vary slightly from actual construction.*



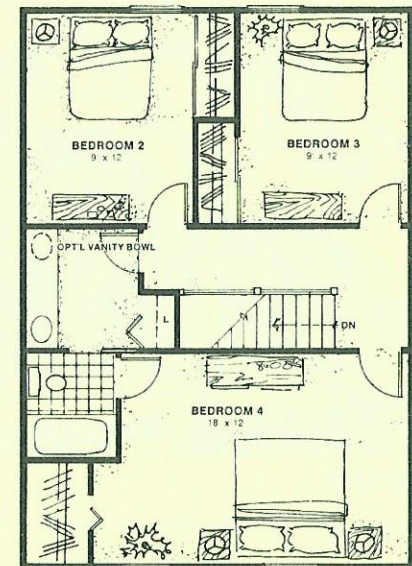
# The Thornbrooke



First Floor Plan

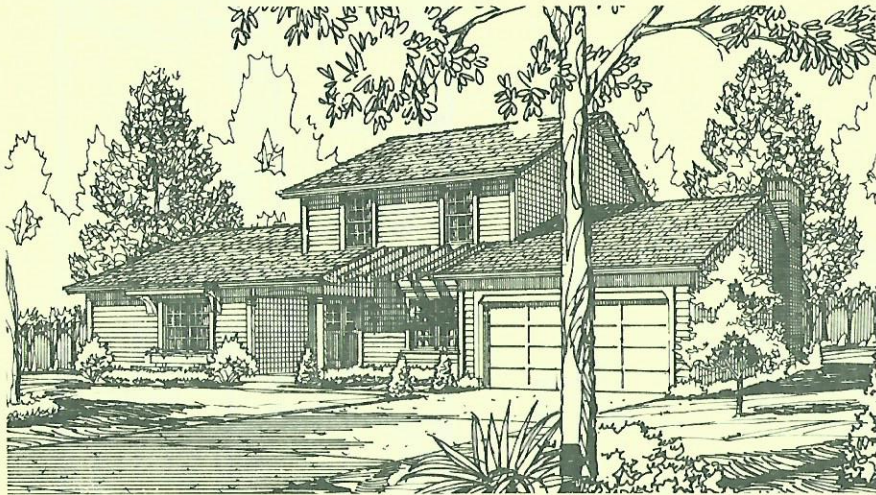


2nd Floor - 5 Bedroom

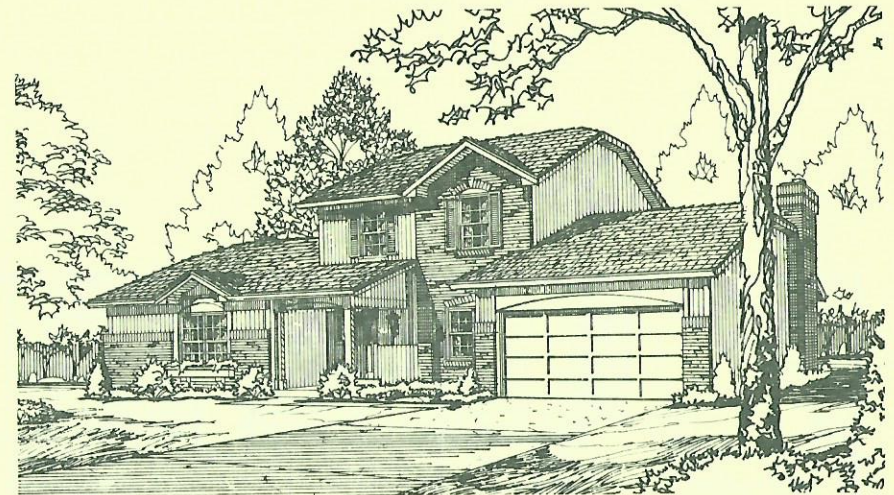


Second Floor - 4 Bedroom

# The Thornbrooke



**Early American**



**Provincial**



**Victorian**

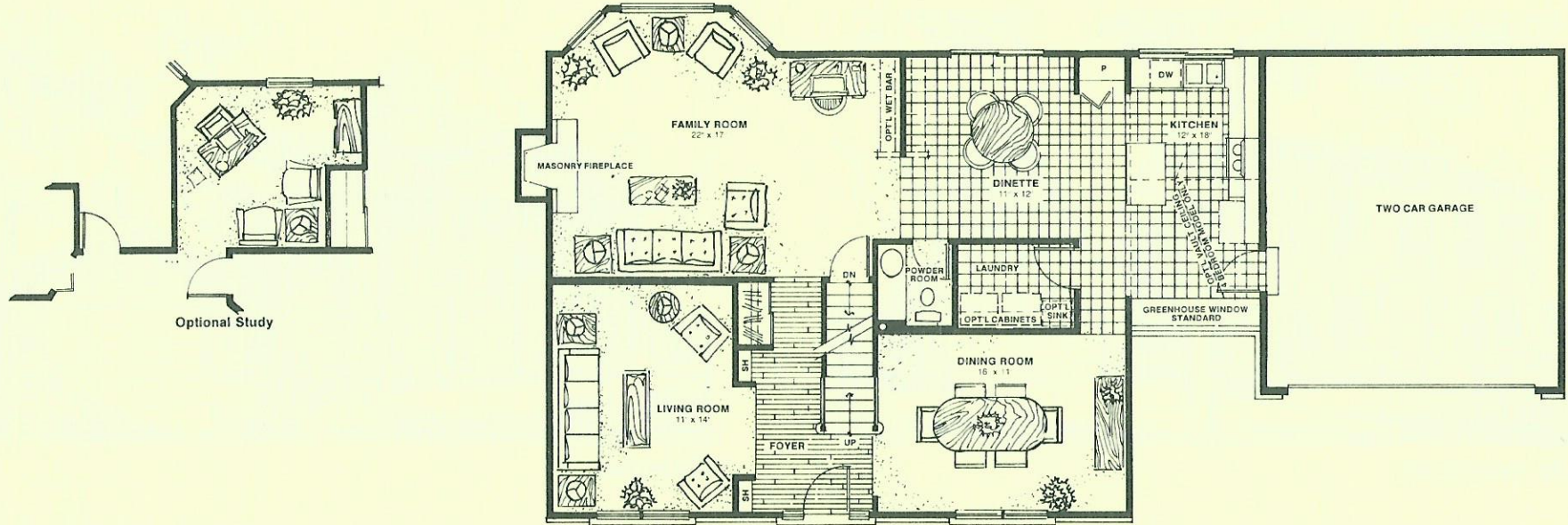


**Colonial**

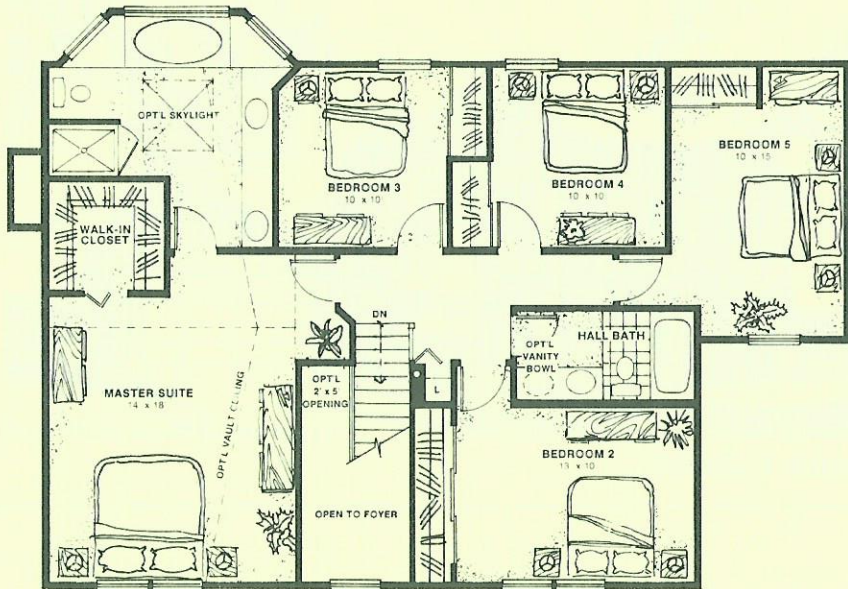
## TIMBERWOOD TRAILS V

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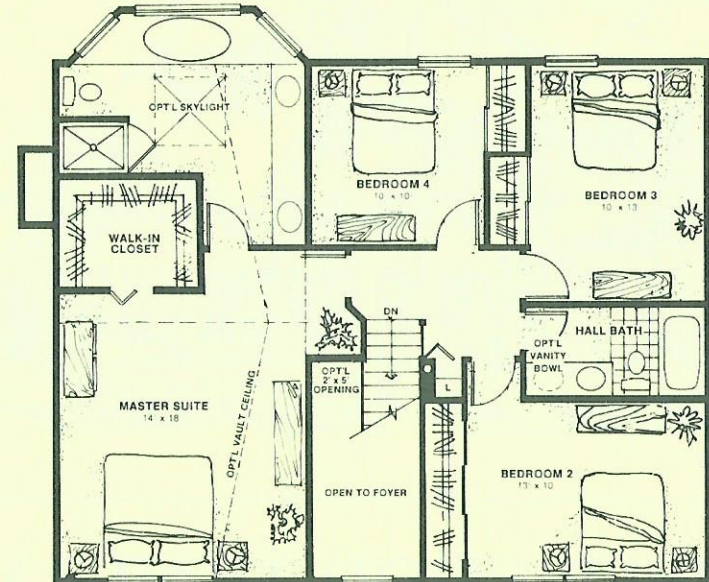
# The Briarwick



1st Floor - 4 and 5 Bedroom

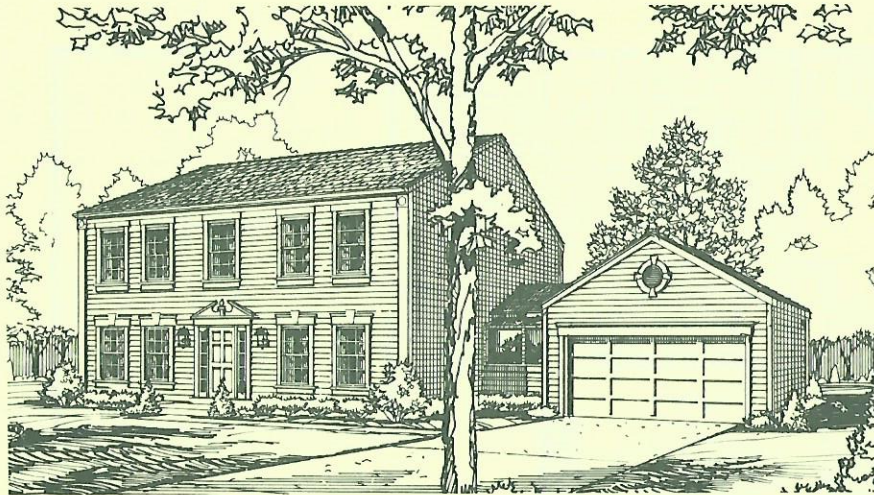


2nd Floor - 5 Bedroom

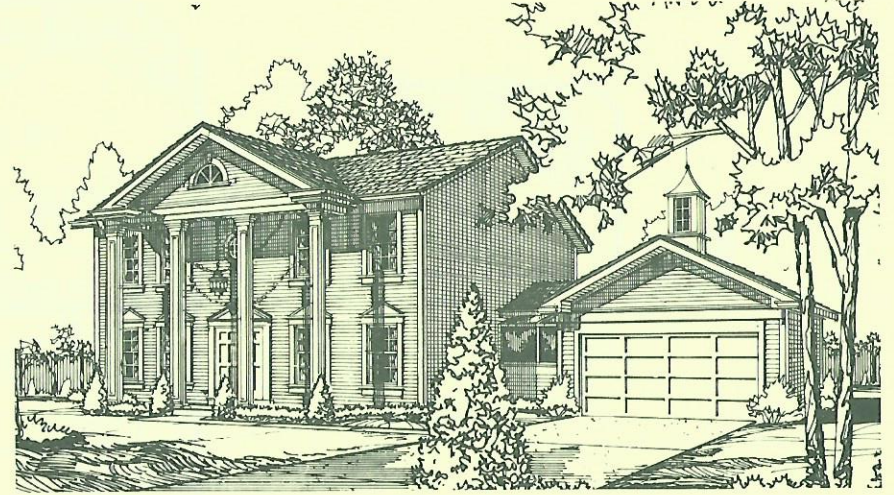


2nd Floor - 4 Bedroom

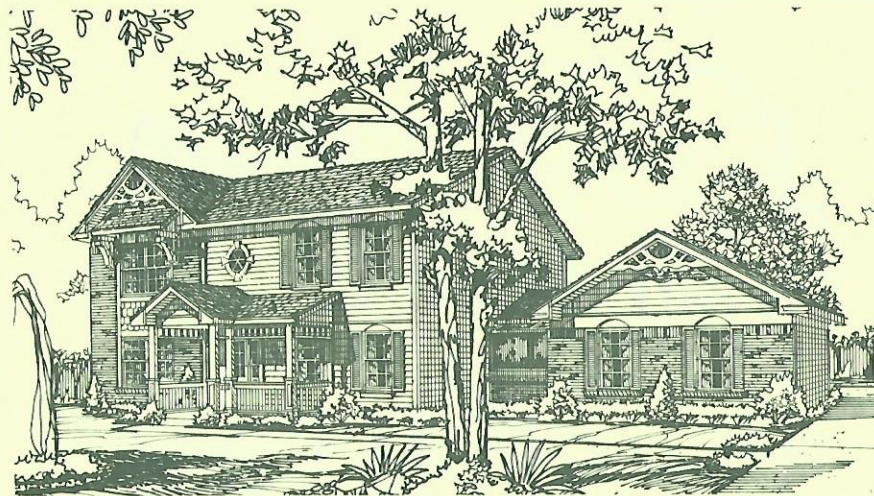
# The Briarwick



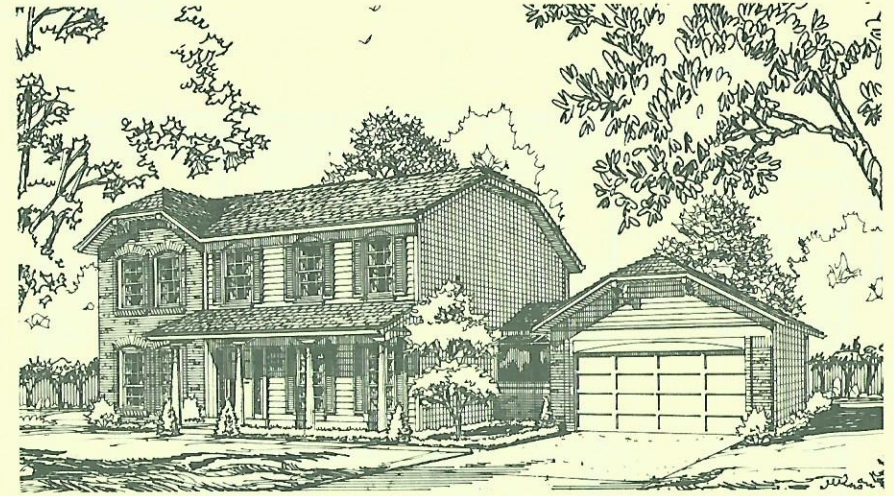
**Early American**



**Georgian**



**Victorian**



**Dutch Colonial**

## TIMBERWOOD TRAILS V

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