

**The Manors
At
Crestwood
Forest**

**THE ASHLAND
512 WILLOW BEND LANE
O'FALLON, IL.**

**Floor Plan: Ashland 5 Bedrooms 4 1/2 baths
Finished in Walk-out Basement
Sale Price**

**3800 sq. ft.
1350 sq. ft.
\$ 575,000.00**



Exclusively By;



Quality Construction from Start to Finish

**Office # (618) 343-9019 Cell # (618) 779-8931
Mon. – Thur. 11-5 Sat. 11-3 Sun. 11-4
meiseconstruction@att.net**

Step inside this unique 1 ½ story estate where you'll find a beautiful entrance that leads you to a breath-taking two story Great room. This home has it all; 5 bedrooms, 4 ½ baths, Study, Great room, open Kitchen, Hearth room & a finished basement.

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Floor Plan: Ashland 5 Bedrooms 4 ½ Baths **3800 sq. ft.**
Finished in Walk-out Basement: Family room, 1 Bedroom, Full Bath **1350 sq. ft.**

Main Living Area

Entry 9'6" x 20'

Large & Inviting Two Story Foyer
Beautiful front door w/ leaded glass & sidelites
Arched transom
Hardwood flooring

Study/Living Room 15' x 12'

9' ceiling
Full glass French doors
Carpet

Formal Dining Room 13'4" x 14'2"

Elegant space with wainscoting
Double Crown molding
Larger & extra trim
Hardwood flooring

Great Room 19'6" x 23'6"

Very appealing two story room
elaborate built-in entertainment
center with art niches & lighting
Graceful Open Staircase
Full oak stained to match wood
Beautiful flared steps with iron
balusters

Kitchen 13' x 19'8"

Efficient Gourmet Kitchen
Kraft Maid cabinets with double crown mold
Double counter breakfast bar
Walk-in Pantry
Granite counter tops
Hardwood flooring

Hearth Room 14'6" x 19'

Warm inviting space
Built-in TV niche
Gas fireplace
Additional can lighting
Vaulted ceiling
Hardwood flooring

Breakfast Nook 13' x 13'

Open to Kitchen
Bay window with Andersen slider
Open to deck
Hardwood flooring

Utility Room 7'x10'

Efficient room w/4'6"x6' off set space
 Laundry sink in cabinet
 Ceramic tile flooring

3 Car Garage 23'x33'

Oversized with 8'x18' garage door w/ windows
 & 9'x8' door w/ windows
 Extra quiet openers w/ exterior keypad

#1 Master Bedroom 15'x 19'6"

Elegant main floor bedroom is a private retreat
 Beautiful bay window with view of woods
 Coffered ceiling
 Ceiling fan
 Carpet

Walk-in Closet 7'x15'

Extra large w/ shelving

Powder Room 5'x5'

Great location, off kitchen
 Hardwood flooring

Garage door Entry

Large coat closet
 Hardwood flooring

Master Bath 11'x16'

Lavish full bath has a lot to offer
 Generous His & Her vanity with
 make-up area & linen closet
 Huge walk-in shower with body
 sprayers, Rain Tree shower head
 Bronze tinted shower enclosure
 Separate 6' Garden Tub

2nd Floor Living Space**#2 Bedroom 14'2"x13'8"**

Double Andersen widow
 Ceiling fan
 Carpet
 Jack & Jill Bath

#3 Bedroom 17'3"x13'6"

Double Andersen window
 Walk-in closet
 Ceiling fan
 Carpet

#4 Bedroom 13'x18'

Bay window
 Walk-in closet
 Ceiling fan
 Carpet

Jack & Jill Bath 5'x12'

Double bowl vanity
 5' Tub/shower
 Ceramic tile flooring

2nd Full Bath 8'x8'4"

Spacious bath
 Great size vanity
 Ceramic tile flooring

2nd floor has large open landing

Plenty of storage space
 Zoned Heating & Cooling
 Carpet

Finished Walk-out Basement 9' Pour

Family Room 18'x32'3"

Huge open space for entertaining
Built-in entertainment

Elaborate custom built wet bar
Carpet & Ceramic flooring

#5 Basement Bedroom 13'7"x18'

Private Guest Suite Or Office
Large walk-in closet
Niche for TV
Carpet

Unfinished Storage Area 15'x40'

Great space with 6' double
service door
2-50 gallon water heaters
High efficiency furnace (92%)
9' basement pour

Full Bath with 3x5 shower

Ceramic tile flooring

Stamped concrete patios 17'x13'8" & 14'7"x11'7"

Beautiful view of woods
Connects to stairs leading to deck

Deck 17'x13'8" & 14'7"x11'7"

Maintenance Free Composite Floor
Vinyl hand railing w/ stairs to patio

Yard 185'x192'x234'x272'

1 Acre Lot
Wooded lot

Age: 2010

Utilities: New

Taxes: Projected 1-2%

Schools: O'Fallon District 90 & OTHS

St. Clair County Sherriff

Caseville Water

Southwest Electric

Ameren Gas

Builder: Meise Brothers Construction

¾ Masonry Exterior

Andersen Windows & Patio doors

Stained Front door w/ leaded glass

Oil Rubbed Bronze fixtures

Security System

300 Amp Service

Plan: Ashland

35 Year Architectural shingles

Brazilian cherry wood floors

2 Panel solid wood doors

5 1/4" Baseboards

R 15 & 38 Insulation

**Thank you for visiting us at The Manors at Crestwood Forest,
where every home is a Dream Home!**

**Meise Brothers Construction
P.O. Box 2001 Fairview Heights, IL.
Office # 343-9019 Cell # 779-8931
Fax # 343-9039**

www.meiseconstruction.com

www.hometalktours.com