

**The Manors
At
Crestwood
Forest**

**THE CYPRESS
1904 Birchfield Court
O'Fallon, IL.**

**Floor Plan: Cypress 4 Bedrooms 3 ½ Baths
Finished in Walk-out Basement
Sale Price**

**2570 Sq. Ft.
1220 Sq. Ft.
\$544,900.00**



Exclusively By;

**M
MEISE
CONSTRUCTION INC.**

Quality Construction from Start to Finish

**Office # (618) 343-9019 Cell # (618) 779-8931
Mon. - Thur. 11-5 Sat. 11-3 Sun. 12-4**

This beautiful ranch plan has a lot to offer, custom features make this home very unique. From its unmatched quality interior to its picture book exterior, Enjoy!

**1904 Birchfield Court
O'Fallon, IL. 62269
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Mon-Thu 11-5; Sat 11-3; Sun 12-4**

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**Floor Plan: Cypress 4 Bedrooms 3 1/2 baths
Finished in Basement 1 Bedroom 1 full bath**

**2570 Square feet
1220 Square feet**

Main Living Area

Entry 8'5" x 7'9"

Covered front porch with Stamped concrete
Custom wood door w/leaded glass & transom
Open, vaulted foyer with Brazilian
cherry wood flooring, open staircase with iron
balusters leading to basement

Dining Room 12'3" x 14'

Vaulted ceiling
Crown molding, chair rail & columns
Wood flooring

Great Room 19'4" x 22'6"

Vaulted ceiling
Fireplace features stone to ceiling
TV/media niche and "instant on" gas
Built in shelving
Wood flooring

Powder Room 6' x 6'

Furniture look vanity
W/granite top
Wood flooring

Kitchen 28' x 13'6"

Designer kitchen with
Kraft Maid cabinets in Praline
with generous amount of storage
Oversized island in peppercorn stain
Pull-out trays & pots & pan drawers
Custom tile backsplash
Corner under mount sink w/ disposal
Quiet-touch drawers & Lazy Susan
Two way fireplace with a rich pepper-
corn stained surround & TV niche
Beautiful black granite counter tops
Unique custom ceramic tile flooring

Breakfast Room 11' x 10'

Bay window view of backyard
Countertop seating
Wood flooring

Utility Room 12' x 6'

Laundry sink in cabinet
Pantry cabinets in Praline maple
Ceramic Tile flooring

Master Bedroom 13' x 17'

Spacious Master bedroom with;
 Vaulted ceiling
 Ceiling fan
 Windows with backyard view
 Large walk-in closet with extra shelving

Master Bath

Luxurious, bright Master bath with;
 His & Hers furniture style vanities
 cultured marble counter tops,
 oil rubbed bronze framed mirrors
 6 window bay surrounds heated
 whirlpool tub w/ custom tile surround
 Separate commode closet
 4'x5' marble shower w/ seat & Rain
 Tree shower head, body sprayers &
 Bronze tinted shower door
 Ceramic tile flooring

Bedroom 13' x 11'

9' ceiling
 Ceiling fan
 Double window

Bedroom 13' x 11'

9' ceiling
 Ceiling fan
 Double window

Jack and Jill Bath

2 separate vanities with upgraded marble
 Linen closet
 Ceramic tile flooring

3 Car Garage 24'x33'

Side load
 Plastered finished & insulated
 Steel wrap insulated carriage doors
 With windows

FINISHED LOWER WALLK-OUT 1200 sq. ft.

Designer staircase with iron balusters

Family Room / Game Room 17'6"x41'2'

9' basement pour
 Coffered ceiling
 Game closet
 Lots of windows w/ Andersen sliding door
 Upgraded patterned Berber carpet

#4 Bedroom 13'6"x22'

Beautiful bay windows with private
 view of woods
 large walk-in closet
 Access to full bath

Full Bath 6'x10'

Furniture style Vanity w/ granite top
 Ceramic tile flooring

UNFINISHED LOWER WALK-OUT

9' Basement pour
 Lots of windows

Dual gas heaters
 6' double service door

Over 1300 sq. ft. of unfinished, very usable space that could be finished if needed!

ADDITIONAL FEATURES & INFORMATION

Yard 166' x 200' x 255' x 200'

1 Acre Lot
Extensive landscaping
Sprinkler system
Wooded lot

25' x 14' Maintenance free deck
Steps leading to 14' x 25' stamped
concrete patio & wooded back yard
Stone retaining walls

Age: 2009

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 – Cypress Plan

¾ Masonry Exterior with extensive stone work makes for a Gorgeous Front Elevation

Stone Wing Walls

35 Year Architectural shingles

Andersen windows & Patio doors

Brazilian cherry wood floors

Oil Rubbed Bronze fixtures

Security system

Sprinkler System

Beautifully Landscaped

Custom cedar shutters & flower boxes

Stained solid wood front door

2 Panel solid wood doors

5 1/4" baseboards

R-15 R-38

300 Amp service

**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.**

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Or

www.hometalktours.com