

213 ARBOR TRAIL COURT, WENTZVILLE, MO 63385



HOMESITE 32

- The Coventry Ranch
- 3 Bedrooms, 2.5 Baths
- 3 Car Extended Garage
- 1,992 Sq. Ft.

~~\$686,900~~

\$636,900



QUICK MOVE

**MOVE-IN
READY!**

ABOUT THE COMMUNITY

Arbor Valley is a stunning new community with rolling terrain featuring 36 beautiful wooded homesites along with 2 lakes & common ground. T.R. Hughes Homes is excited to offer 9 different plans all with a 3 car garage included and a 4 Car Garage Optional. This prime location gives easy access to I-70 & minutes away from shopping & restaurants.

DIRECTIONS

From I-70 take Hwy Z South to right on Hwy N to Right on Arbor Valley Drive

SALES OFFICE HOURS

Open Saturday - Wednesday
11:00 a.m. to 5:00 p.m.

CONTACT

Kristin Gansman, Sales Manager
636-946-5300
kgansman@trhughes.com

Pricing subject to change without notice.
See sales manager for details.

- 9' Ceilings Throughout
- Vaulted Ceilings in Great Room, Kitchen & Breakfast Room
- Transom Windows in Great room & Breakfast Room
- Upgrade Front Door & Sidelights w/ Transom Window
- 9' Tall Foundation Pour w/ Rough in for Future Bath in LL
- 2' Deeper Garage
- 8' Tall Five Panel Interior Doors w/ Black Levers
- Iron Spindles at Stairs w/ Painted Skirtboards
- Laminate Floors in Foyer, Great Room, Kitchen, Breakfast Room, Walk in Pantry & Hallway
- Luxury Vinyl Tile in all Three Bathrooms & Laundry Room
- 5 1/4" Base & 3 1/4" Door Casing
- Direct Vent Fireplace w/ Stone Surround & Raised Stone Hearth
- 20' w x 17' d Covered Roof over a 26' w x 16' d Concrete Patio
- Luxury Kitchen with Staggered, Soft Close, Coconut Color Cabinets w/ Crown Molding
- Enlarged Island w/ Deep Pots & Pan Drawers, End Panels & Dbl. Trash Drawer
- Cambria Kitchen Countertops w/ Kohler Whitehaven Apron Front Single Bowl Sink
- Black Slate Appliances Including Gas Range, Microwave & Dishwasher
- Can Lighting & Under Cabinet Lighting
- Wall cabinets in Laundry Room
- Powder Room off Kitchen
- 2' Extension in Master Bedroom & Master Closet
- Coffered Ceiling in Master Bedroom
- Oversized Shower w/ Seat in Master Bath w/ Frameless Swing Door & Transom Window Above
- Upgrade Countertops w/ Black Moen Faucets
- Double Bowl, Adult height Vanities w/ Drawers
- 8' Tall Carriage Style, Insulated Garage Doors w/ Openers
- Exterior Soffit Lights
- Sodded Yard



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