



*A quaint, family-friendly streetscape*

# *home sweet* **HOME**

## *Economic Recovery Begins at Home*

Despite the global and regional economic challenges in 2009, St. Charles County maintained its leadership role in the St. Louis area for new housing starts and received another round of impressive national accolades as a great place to live, work, and raise a family.

The 2009 Money Magazine list of “100 Best Places to Live” in America ranked Lake St. Louis as No. 9. It was the only Missouri city to appear in the top ten. This dynamic city was touted for its recreational areas and low unemployment rate. Likewise in 2009, O’Fallon was named one of the top 100 places to live by RelocateAmerica.com, a popular consumer website.



*Beautiful single-family home communities offer a wealth of choices in all price ranges*

The area's residential appeal was further emphasized by Money Magazine in 2008 as three local municipalities – St. Peters, O'Fallon, and St. Charles – were ranked in that year's "Top 100 Best Places" to live in the U.S. All three cities qualified for the list based on categories such as affordable housing, family purchasing power, employment potential, education quality, health-care facilities, and leisure and culture opportunities.

"There has never been a better time to get more bang for your buck when it comes to buying a home and moving to St. Charles County," said Je Sahrman, the 2010 president of the St. Charles County Association of Realtors.

### Value & Variety

Home to over 350,000 residents, St. Charles County offers a wealth of lifestyle options, including apartments, condominiums, townhomes, attached and detached villas, moderately priced homes, luxury homes, and unique semi-custom and full custom residences.



*At home in St. Charles*

Neighborhood design is equally diverse, and shoppers in the market for new construction or pre-owned homes can choose from golf course communities, master-planned developments, gated enclaves, easy-maintenance neighborhoods, scenic acreage, and traditional subdivisions.

In today's market, every dollar counts, but homebuyers at virtually any stage of life and income level are likely to find a home that fits their budget. Base prices for new homes range from around \$100,000 to more than \$1.5 million, presenting a comprehensive array of ownership opportunities for first-time buyers, move-ups, empty-nesters, and retirees.

The County showcases one of the metropolitan region's largest selections of master-planned, "neo-urban," and multi-builder communities. These expansive neighborhoods provide not only a wide range of home styles but a variety of other desirable facilities and services, as well – e.g., recreation complexes, schools, shopping facilities, parks, libraries, town halls, post offices, restaurants, and gyms.

One of the most ambitious projects undertaken in St. Charles County, WingHaven® is an established "Lifeworks" community in O'Fallon that integrates housing, business, and



*A home by Fischer and Frichtel*

recreation – all within walking and cycling distance. Boardwalk Marketplace is the center of the development and, in addition to its shops, services, restaurant, and library, serves as a gathering place for neighbors. Six acres of trails connect 500 acres of open green space and an 18-hole Jack Nicklaus championship golf course. Joining the panoply of row houses, single-family villages, and custom homes, WingHaven now offers the Village at Park Place, an age 55-plus retirement community. (Developed by McEagle Development, in conjunction with Fred Weber, Inc. and McBride & Son.)

New Town at St. Charles is designed with a historic flavor and incorporates five compact, walkable and mixed-use neighborhoods surrounding a series of lakes and canals. Planned for 5700 residences and an incredible variety of commercial, recreational, and community amenities, New Town is a \$1.5 billion, ten-phase project that already includes a market, restaurants and cafes, shops, a church, outdoor amphitheater, mail room, town hall, and The New Town Chapel.

BaratHaven® in Dardenne Prairie is described as a "neighborhood within a park" and located within the Dardenne Greenway, part of a regional system of greenways, parks, and trails known as the River Ring. This master-planned community features upscale single-family homes, 85 acres of parkland, three miles of walking trails, a stocked 15-acre lake with fishing pier, and a parochial school (Barat Academy). More than 15 acres have been designated for offices, medical facilities, and retail centers. (Built by McEagle Development, Vantage Homes, Hayden Homes, and Bridgewater Communities.)

Scattered across the County, various multi-builder communities provide distinctive neighborhood amenities and allow shoppers to choose their preferred location, then compare single- and/or multi-family product lines by several leading homebuilders at a single location.

A sampling includes Charlestowne, a multi-village lakeside development in St. Charles; Springhurst in O'Fallon; Stonemoor at the Park in Wentzville; Stone Meadows, also in Wentzville; and Ohmes Farm in St. Peters.

Family owned and operated for more than six decades, Fischer & Frichtel is a homebuilding leader in St. Charles County, with numerous communities spanning the area. On Highway 94, Montecito features a wide variety of innovative product lines arranged in villages around a delightful lakeside central park.

# home sweet HOME

Affordably priced, quality-crafted designs are the firm's emphasis at Charlestowne in North St. Charles and at Saratoga at Lake Saint Louis. Spring Mill, a gated neighborhood on Muegge Road, has become a preferred destination for St. Charles' upscale homebuyers with its fashionable ambiance and 88 acres of spectacular scenery.

In April 2009, Fischer & Frichtel launched its new GreenBuilt program, promoting energy-saving products and technologies; resource efficiency; wholesome, comfortable living areas; and sensitivity to the surrounding environment.

GreenBuilt homes are available in several neighborhoods, including Talbridge, a master-planned, multi-builder development in the heart of St. Charles. Under construction on 187 acres of rolling terrain and ringed by wooded areas, Talbridge is highlighted by a landscaped central boulevard, community greens, lakes, creeks, and a planned municipal park.

McBride & Son Homes is a major builder in St. Charles County, and a vast array of communities bears the company's stamp of quality and affordability. Recent additions to the firm's portfolio include three new offerings at Hollow Brook Villas, an established neighborhood off Highway 94 between I-70 and the Page Avenue Extension, and grand opening of The Hills at Hyland Green, an amenity-packed, single-family development in O'Fallon.

The Meadows at Bellemeade, a 199-homesite community with easy access to highways and the great schools of St. Peters, is another of McBride & Son's newest entries. And, in Lake Saint Louis, McBride's Wyndgate development is comprised of four distinctive sections, with a medley of neighborhood settings, single-family homestyles, features, prices and amenities. Owned by its employees, the company is recognized as one of the largest and most stable homebuilders in the area.



## *Traditional subdivisions in a myriad of price ranges continue their dominance throughout the county.*

Over the years, St. Charles County's progressive atmosphere, scenic beauty, and outstanding quality of life have attracted countless homebuilding organizations, and some have been part of the landscape for decades.

Established in 1898, McKelvey Homes has been in continuous operation for well over a century, gradually expanding westward from St. Louis City to St. Louis County. Visionary planning led the firm across the river to St. Charles in the early 1950s, and four McKelvey communities are currently available to upscale homebuyers in locations from St. Peters to Lake Saint Louis.

A driving force behind the creation of New Town at St. Charles (as Whittaker Builders, Inc.), Whittaker Homes has been household word in the County since 1977. In addition to New Town, the company's villa and single-family homestyles can be found in various communities in Lake Saint Louis and Wentzville.

Greater Missouri Builders has been a fixture in the St. Louis real estate industry since 1966. Developments in Cottleville, St. Peters, and St. Charles feature GMB's designer townhome, condominium, and custom home styling.

Since 1989, MLS Homes has built nearly 1,000 homes across the County and is currently focusing its efforts at Crystal Creek, a multi-award-winning single-family neighborhood in Wentzville.

Although comparatively new names to the County marketplace, three homebuilding organizations have been recently founded by seasoned industry veterans with many decades of experience and are quickly rising to prominence. Payne Family Homes offers condominiums, cottage homes, luxury villas, single-family and estate homes in six desirable locations. Dettmer Homes features single-family homes, townhomes, and condominiums in St. Charles, St. Peters, O'Fallon, and Cottleville. Consort Homes was distinguished as St. Louis' first certified green production builder. Based from the \$130s to \$250s, Consort's single-family homes and townhomes are all certified Green and available in North St. Charles, O'Fallon, and Wentzville.

Traditional subdivisions in a myriad of price ranges continue their dominance throughout the county, and homebuyers are encouraged to contact the St. Charles County Association of REALTORS® or the Home Builders Association of St. Louis & Eastern Missouri for more information.

### Living on the Links

No matter where you live in the county, there's a golf course close at hand. For those ardent aficionados who can't imagine anything more pleasurable than actually living on the fairways, however, there are a number of golf/residential communities from which to choose:

- Turtle Creek – The Falls Golf Club in O'Fallon (public)
- Whitmoor – Whitmoor Country Club (private)
- Lake Saint Louis – Lake Forest Golf & Country Club in Lake Saint Louis (private)
- Bear Creek – Bear Creek Golf Club in Wentzville (public)
- WingHaven – WingHaven Country Club in O'Fallon
- Wentzville – Golf Club of Wentzville (public)
- Incline Village – Golf Club of Incline Village in Foristell (public)

### The Ultimate Opportunity

Encompassing nearly 600 square miles, St. Charles County stretches from the banks of the Mississippi on the north to the lush wine country hills on the south, and from the majestic bluffs overlooking the Missouri River on the east to the picturesque farmlands, pastures, and riding trails along the western edge. The scenic terrain, vast stands of natural forest, and rippling streams present magnificent opportunities for affluent buyers interested in building a one-of-a-kind custom home.



*Courtyard at a villa community in New Town*



*Activities at Delmar Gardens*

Several of the region's most prominent custom builders are headquartered in the county, some offering expansive, pre-developed home sites in neighborhood settings, as well as original design and construction on client-owned property.

### More Innovative Lifestyle Options

For the busy professional, single or young couple who prefer to own a conveniently located pied-a-terre rather than rent, The Boulders at Katy Trail features luxurious condominium living, with a 24-hour fitness center, movie theater, and indoor pool onsite. Overlooking Route 364 (Page Avenue Extension), this Mills Properties community is close to Interstate 70 and Highway 270 and offers outstanding amenities and value.

Across the 364 corridor, maintenance-free luxury villas are to be found at The Pointe at Heritage Crossing in St. Peters.

In the heart of St. Charles County, consider the Bordeaux Condominiums in Cottleville. Conveniently located near shopping and dining off Mid Rivers Mall Drive and Ohmes Road, these appealing two-bedroom, two-bath floor plans are one-of-a-kind in the area.

For those who prefer a blend of history and riverfront views with spacious modernity, then visit the Waterworks development on South Main in St. Charles near the Ameristar Casino Spa Resort.

For a more suburban setting in the western side of the county, Wentzville offers many options such as Renaissance Crossing, the Villas at Grayhawk, or the ranch villas amidst a golf course setting in the Bear Creek subdivision. In nearby Lake Saint Louis, maintenance-free living awaits at Lake View Forest and Countryshire. Or in Dardenne Prairie, try Aberdeen Village, Bainbridge, or the Villages of Dardenne.

Impressive condos, row houses, and upscale villas are also nestled within the master planned communities of New Town at St. Charles and WingHaven in O'Fallon.

Classy living for active adults 55 and older is the hallmark of the Heritage of Hawk Ridge, a gated community in Lake Saint Louis.

For seniors who require specialized care, there are numerous independent living, assisted living, and skilled care facilities to suit individual requirements.

Luxurious independent living is the focus at the newly opened \$40 million Garden Villas of O'Fallon as well as at Park Place Senior Living in WingHaven. In addition, Fairwinds-Rivers Edge and Brentmoor Oak Tree Village offer apartments and villas, pools, transportation, restaurant-style dining, and day trips.

Lutheran Senior Services at Breeze Park and Lake St. Charles are two of the centers providing all three levels of care and the freedom to move from one level to another, as needed. Delmar Gardens of O'Fallon, Parkside Meadows, Mt. Carmel, Caregivers Inn, and Garden View Care Center all provide skilled nursing care. Assisted living is available at The Villages of St. Peters.

In summer 2009, the Assisted Living at Meadowlands community opened in north O'Fallon. With 86 beds and 53,000 square feet, the Meadowlands is the most extensive and advanced assisted living and memory care facility in St. Charles County.

At the newly opened first phase of St. Williams Apartments in Dardenne Prairie, seniors will find affordable living from Cardinal Ritter Senior Services. And work is already underway on the second phase of this apartment community.

Construction is also underway on the Villas of Peruque Hills, an independent senior living development in Wentzville.

In 2011, plans call for opening The Village of St. Mary's on the grounds of The Sisters of Most Precious Blood in O'Fallon. The renovation and expansion of this historic site will include senior living apartments, patio homes, and skilled care.

### It All Adds Up

Continued growth, award-winning schools, abundant shopping, excellent healthcare, outstanding public services, and ample recreational and cultural amenities make St. Charles County a smart investment and a great place to live.

While acknowledging the nationwide housing slowdown, Patrick Sullivan, executive vice president of the St. Louis Homebuilders Association, expressed great confidence in the county's future. "St. Charles County is still the most active housing market and has the most near-term potential of any county in the metropolitan St. Louis area," he said.