

FIND YOUR FOREVER HOME WITH US



*Columbia Bluffs*  
LUXURY APARTMENTS

2633 COLUMBIA LAKES DRIVE, COLUMBIA, IL 62236

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# *Our* STORY



At Columbia Bluff Apartments, we offer more than just a place to live - we provide a lifestyle that combines the tranquility of country living with the convenience of urban proximity.

Experience the best of both worlds at Columbia Bluff Apartments, a residential complex built just five years ago. These state-of-the-art apartments offer a secure living environment with breathtaking views of the Columbia Valley and Mississippi River Basin. Featuring modern finishes, cutting-edge appliances, and panoramic views of the surrounding natural beauty. Columbia Bluff Apartments provides secure access for peace of mind. Set in the serene countryside of Columbia, Illinois, yet only minutes away from St. Louis, it's perfect for commuters seeking a country retreat.

The community benefits from dedicated on-site staff committed to resident satisfaction, a professional maintenance team for prompt assistance, and meticulously maintained grounds and common areas. Our apartments are designed with your comfort in mind, featuring open floor plans for spacious living, high-quality materials and craftsmanship throughout, energy-efficient appliances and fixtures, and sound-resistant construction for a peaceful environment.

# CUSTOMER SATISFACTION

*Rating*

The Tenant is at the heart of everything we do, and we have the data to prove it

★★★★★

"I have lived at Columbia Bluffs since October of 2019, and can't imagine a better place to live. The pool is amazing, the landscaping is always gorgeous, the maintenance crew is very efficient, and the management staff always goes above and beyond to help with any issues."

★★★★★

"We have been here for almost three years! Great location and views. Apartments are spacious and luxurious. The pool and clubhouse are well maintained. Rebecca is caring and accommodating."

★★★★★

"Rebecca has been great to work with during our time at the apartments. The apartments have great views and are at great location near St Louis. The pool area and clubhouse are extremely nice and well maintained."

★★★★★

"The grounds are well kept and the manager is very professional."

*Our*

# COMMUNITY CENTER

## 24 hour Fitness Center

Our center offers a convenient and accessible workout environment featuring modern fitness equipment. It includes two treadmills and two ellipticals for cardio enthusiasts, along with a versatile Hoist all-in-one workout system for strength training. Additionally, the gym is stocked with a complete set of dumbbells ranging from 2.5 to 50 lbs, catering to a variety of fitness levels and goals.



## Heated Pool and Outdoor Space

Columbia Bluff Apartments features a heated pool, perfect for swimming and relaxation. The complex also has expansive outdoor green spaces with well manicured landscaping, ideal for picnics, outdoor activities, or simply enjoying nature.

*Pool is open  
March to  
September*



# Community Center FEATURES



## 1 Community Space

The community center offers a spacious and versatile area available for rent, perfect for hosting events and parties. For just \$250 per day, the facility provides an inviting environment equipped to accommodate various gatherings and celebrations.



## 2 Full Kitchen

The community center has a kitchen equipped for catering or meal preparation. It features counter space, appliances, and storage to handle large events.



## 3 Outdoor Patio and Grills

The outdoor area offers both charcoal and gas grills for barbecuing. Surrounding the property is a spacious lawn suitable for various outdoor activities.

# *Integrated digital* AMENITIES



## Programmable Thermostats

Wi-Fi programmable thermostats allow residents to control their apartment's temperature remotely, optimizing comfort and energy efficiency from anywhere using their smartphone.

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## Keyless Locks

Columbia Bluff Apartments are equipped with state-of-the-art keyless locks that can be controlled via a smartphone app, offering residents convenient and secure access to their homes at the touch of a button.

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## Ring video doorbell and Security Camera

The Ring doorbell and security camera system offers cutting-edge home security technology, allowing residents to monitor their property remotely through their smartphones. With features like motion detection, two-way audio communication, and high-definition video recording, Ring provides peace of mind and enhanced safety for Columbia Bluff Apartments' tenants.

# *Columbia Bluffs* ACCOMMODATIONS



## Pet Friendly

Limited to 2 pets per apartment

Pets are permitted if they are full grown under 60 Lbs. \$500 Non-refundable pet deposit is due upon signing of the lease. An additional \$35.00 per pet fee is due monthly.

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## Coin Laundry

Columbia Bluff Apartments offers convenient on-site coin-operated laundry facilities, saving residents time and eliminating the need for off-site laundromats.

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## Dedicated Parking

Each apartment at Columbia Bluff comes with a dedicated parking spot, ensuring convenient and hassle-free parking for residents right outside their building.

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## Trash

Each tenant has access to five community dumpsters located on Columbia Bluff's grounds. Trash service is included within your rent.

# Available UNITS

Electric ranges, frost-free refrigerators, dishwashers, microwaves & garbage disposals included. All units have electric washer/dryer hook-up with each units utility room and private balcony or patio space.



*Premium finishes, modern appliances and fixtures throughout*

# Available FLOOR PLANS



2 Bedroom/ 2 Full Bathrooms

\$1,750/Month

1,110 Square Feet

Experience the thoughtful design and spacious layout of our apartments through our detailed floor plan, showcasing the optimal arrangement of living spaces. \$1,500 refundable deposit



# Available FLOOR PLANS



1 Bedroom/ 1 Full Bathroom

\$1,275/Month

900 Square Feet

Experience the thoughtful design and spacious layout of our apartments through our detailed floor plan, showcasing the optimal arrangement of living spaces. \$1,500 refundable deposit.



# Available ADA COMPLIANT



## ADA Compliant Apartments

Columbia Bluffs Apartments features 14 fully ADA-compliant units strategically positioned throughout the complex. These accessible units are located on both the left and right wings of each building, with priority placement in the front areas for convenient access.

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## Interior Accessibility Features

All countertops within the ADA units are designed to meet accessibility standards. Kitchen countertops and bathroom vanities are positioned at a universal height of 32 inches to accommodate wheelchair users. Doorways throughout each unit meet ADA width requirements for clearance and maneuverability.

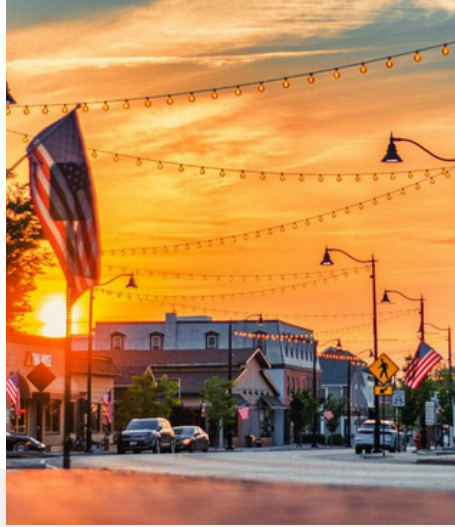
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## Parking

Each ADA unit is allocated designated accessible parking spaces that comply with current ADA regulations, featuring appropriate width, signage, and proximity to building entrances. The parking areas include required access aisles and maintain proper slope requirements for safety and ease of use.

# *Our* TOWN



Columbia has a large range of amenities that cater to diverse lifestyles, including a quaint downtown area with local shops and eateries, well-maintained parks and recreational facilities, and excellent schools, making it ideal for families.

Nestled in the heart of Monroe County, with a small portion extending into St. Clair County, Columbia, IL offers a perfect blend of small-town charm and urban accessibility. This picturesque city, just minutes away from the bustling metropolis of St. Louis, provides residents with a tranquil retreat without sacrificing modern amenities.

The city hosts community events that foster a strong sense of belonging, and its easy access to major highways ensures seamless commuting.

*Columbia, Illinois: Small-Town Charm with Big City Convenience*

# Columbia, Illinois RESTAURANTS



1. The Falls Reception & Conference Centre - 300 Admiral Weinel Blvd.
2. Reifschneider's Grill and Grape - 608 North Main Street
3. Washy's Pub - 210 South Main Street
4. Mr. BBQ's Bar & Grill - 1260 Columbia Centre Drive
5. El Paso MX Cocina - 230 North Main Street
6. Columbia City Saloon Bar & Grill with Bowling Alley - 1101 Vallmeyer Road
7. Thai House - 109 South Main Street
8. Sunset Overlook - 11604 Bluff Road
9. Cafe on the Abbey- 322 South Main Street
10. The Barn - 316 North Main Street
11. Joe Boccardi's - 117 South Main Street
12. Top Shooters Sports Bar - 531 Old Route 3
13. Tequila Mexican Restaurant - 850 Columbia Centre
14. Imo's Pizza - 1450 North Evergreen Lane
15. Proving Ground Coffee Roaster - 180 Columbia Centre Drive
16. Chateau La Vin - 119 North Main Street
17. Marie's Ice Cream Shoppe - 1220 Columbia Centre Drive
18. Burger King - 350 Columbia Centre Drive
19. McDonald's - 300 Columbia Centre Drive
20. Dairy Queen - 1001 South Main Street



10 Miles to Downtown St. Louis  
10 Minutes to large retail shops

# Columbia, Illinois PARKS



Columbia, IL has several well-maintained parks within close proximity to Columbia Bluffs Apartments, including Bolm-Schuhkraft Park, featuring walking trails, sports facilities, and a scenic lake for fishing, and Admiral Trost Park, which has a playground and open green spaces . The American Legion Memorial Park, located in downtown, offers a serene setting with a veterans memorial, while Metter Park attracts visitors with its amphitheater, playground, and popular splash pad during summer months. Palm Park and Prairie Del Pont Park round out the local outdoor offerings, providing additional recreational spaces with features such as baseball diamonds, picnic areas, and basketball courts.



# Local GOLF COURSES



WITHIN A 40 MILE  
RADIUS

Public Courses: 17  
Private Courses: 6

## Columbia Golf Course

- Type: Public, 9-hole course
- Distance: Approximately 2 miles from Columbia Bluffs

## Triple Lakes Golf Course - Waterloo, IL

- Type: Public, 18-hole course
- Distance: Approximately 8 miles

## Annbriar Golf Course - Waterloo, IL

- Type: Public, 18-hole championship course
- Distance: Approximately 10 miles

## Gateway National Golf Links - Madison, MO

- Type: Public, 18-hole links-style course
- Distance: Approximately 15 miles

## Sunset Country Club - Sunset Hills, MO

- Type: Private, 18-hole course
- Distance: Approximately 18 miles

## Aberdeen Golf Club- Eureka, MO

- Type: Public, 18-hole course
- Distance: Approximately 20 miles

## Forest Park Golf Course - St. Louis, MO

- Type: Public, 18-hole course
- Distance: Approximately 18 miles

## Tapawingo National Golf Club - Sunset Hills, MO

- Type: Public, 27-hole facility
- Distance: Approximately 19 miles



# Columbia, Illinois SCHOOLS

SCAN ME



## Columbia High School

- Grades: 9-12
- Historically rated among the top high schools in the Metro East area
- Known for strong academic programs and high graduation rates

SCAN ME



## Columbia Middle School

- Grades: 5-8
- Strong emphasis on STEM education
- Consistently performs above state averages

SCAN ME



## Parkview Elementary School

- Grades: K-4
- Known for its innovative literacy programs
- Well-regarded special education programs

SCAN ME



## Eagleview Elementary School

- Grades: K-4
- Newer facility with modern learning technology
- Strong parent involvement programs

SCAN ME



## Immaculate Conception Catholic School

- Grades: PreK-8
- Faith-based education
- Strong academic foundation

For more information on schools rating visit:  
[www.illinoisreportcard.com](http://www.illinoisreportcard.com)

*Columbia Bluffs*

LUXURY APARTMENTS

*let's get in touch*

2633 Columbia Lakes Drive  
Columbia, IL 62236

Telephone : 618-281-7777

Email : [admin@columbiabluffsapartments.com](mailto:admin@columbiabluffsapartments.com)

Web : [www.columbiabluffsapartments.com](http://www.columbiabluffsapartments.com)