



**Community Base Pricing**  
**All Offered Floorplans**  
 Ballas Ridge, Des Peres

# BALLAS RIDGE

FEATURED PLAN	TYPE	1ST FLOOR SQFT	2ND FLOOR SQFT	TOTAL SQFT	BASE HOME WITH LOT		
					LOT 1 - PT. 1 1.6 ACRES	LOT 2 - PT. 1 1.7 ACRES	LOT 1 - PL. 2 1.9 ACRES
THE NOTTINGHAM II	RANCH	3,735	-	3,735	\$ 2,733,000	SOLD	\$ 2,928,000
THE HAWTHORNE	1.5 - STORY	3,348	1,682	5,030	\$ 3,058,000	SOLD	\$ 3,253,000
THE WESTCHESTER IV	1.5 - STORY	3,411	2,012	5,423	\$ 3,089,000	SOLD	\$ 3,284,000
THE ROCLARE II	1.5 - STORY	3,449	1,995	5,444	\$ 3,165,000	SOLD	\$ 3,360,000
THE HAWTHORNE II	1.5 - STORY	3,863	1,827	5,690	\$ 3,217,000	SOLD	\$ 3,412,000

OPTIONAL FINISHED LOWER LEVEL				TOTAL SQFT	BASE LOWER LEVEL
THE NOTTINGHAM II			-	1,471	\$ 149,199
THE HAWTHORNE			-	1,410	\$ 144,935
THE WESTCHESTER IV			-	1,698	\$ 161,450
THE ROCLARE II				1,548	\$ 151,817
THE HAWTHORNE II			-	1,736	\$ 168,940

PRICING IS SUBJECT TO THE SELLER'S CONTRACT TERMS, DEPOSIT SCHEDULE, AND ALL CONDITIONS OUTLINED IN THE CONSTRUCTION AGREEMENT. THE PRICING HEREIN FOR THE VARIETY OF PLANS OFFERED IS SUBJECT TO CHANGE BASED ON SITE-SPECIFIC CONDITIONS AND THE FINAL SITE IMPROVEMENT PLAN. FOUNDATION TYPES (FULL INGRADE, PARTIAL LOOKOUT, OR WALKOUT) MAY VARY DEPENDING ON TOPOGRAPHY OR THE NEED FOR ADDITIONAL SITE WORK INCLUDING GRADING, EARTHMOVING, RETAINING WALLS, OR EXTENDED FOOTINGS OR WALLS TO ACHIEVE THE DESIRED FINISH GRADE. FINAL PRICING MAY ALSO VARY BASED ON ADDITIONAL CHANGES TO FLOORPLANS, LOT-SPECIFIC CONDITIONS, SITE REQUIREMENTS, UPGRADES, AND ANY REQUESTED CUSTOMIZATIONS. PRICING AND FINAL DESIGN ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE FEATURES DESCRIBED HEREIN MAY NOT APPLY TO ALL FLOOR PLANS OR TO HOMES WITH ADDITIONAL CUSTOMIZATIONS. EFFECTIVE 11/24/25