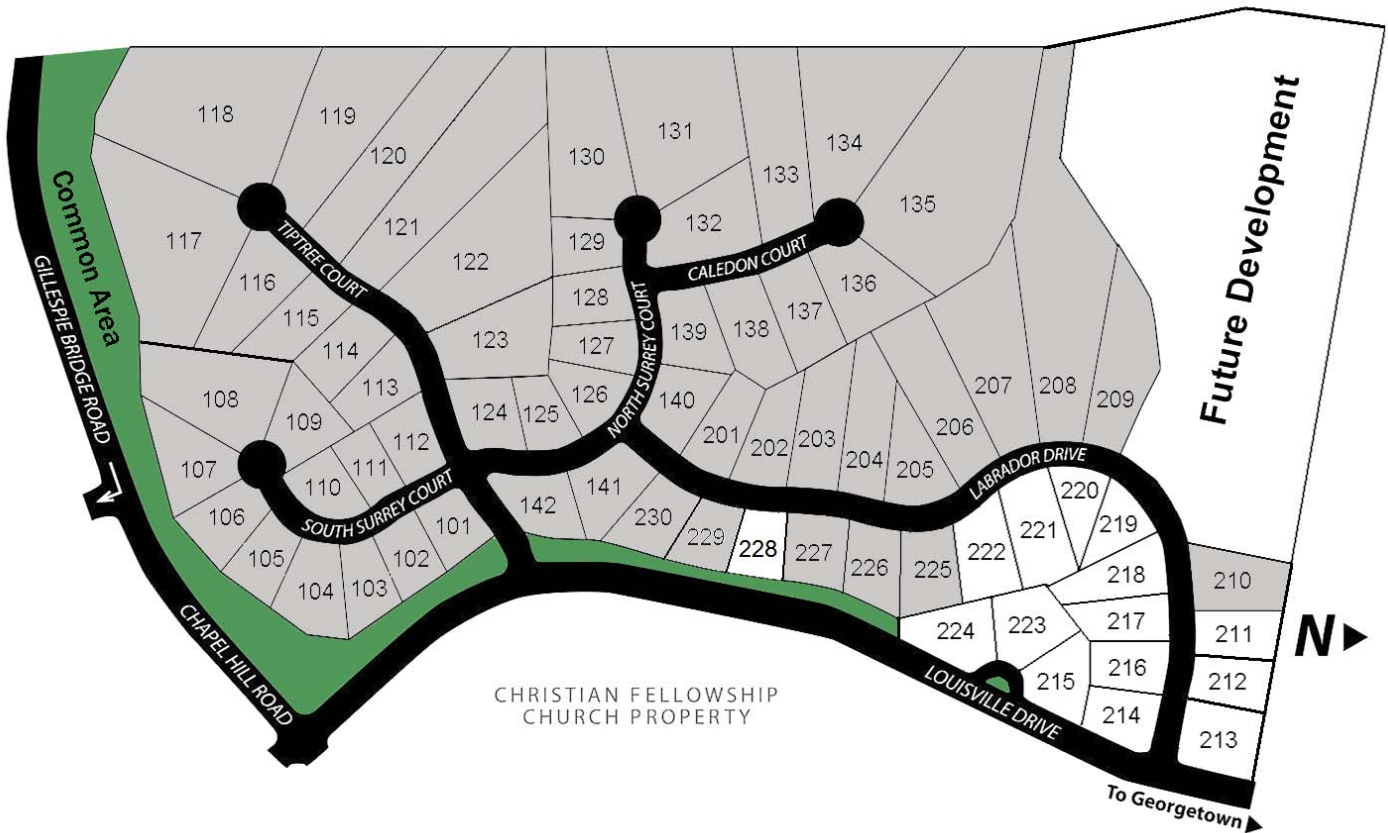


# Greetings from Columbia's West Coast



Time is on your side when you live at WestCliff. Located on Columbia's western border, WestCliff is closer to work, shopping, schools and recreation options than many other neighborhoods sprawled into the County on narrow roads.

Here, you'll also find a neighborhood that's open to adjacent landscapes instead of walled off by privacy fences. Covenants and restrictions are enforced

to maintain property values, architectural harmony and curb appeal.

- As of August 2011, school districts are: Russell Blvd. Elementary | Smithton Middle | West Jr. High | Rock Bridge High School.

- Contact your Realtor or (Broker-Owner) Virtual Realty for current pricing, availability, and restrictions. • Or visit the web site shown below for more info.

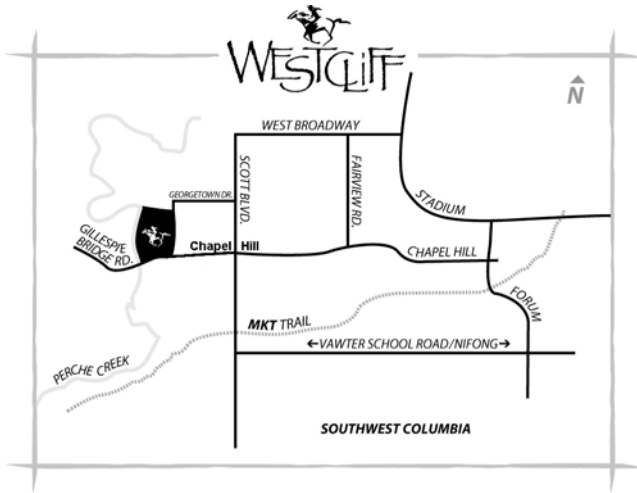


Virtual Realty • 2704 Vail Drive • Columbia, MO 65205 • 442-5153

[www.ColumbiaHomeSites.com](http://www.ColumbiaHomeSites.com)



This bird's eye view dates approximately from the spring of 2008.



## More Non-Stops Daily.

Improvements to Scott Blvd. and Chapel Hill make traveling to and from WestCliff easier, safer, and faster.

Whether it's the nearby shops of Cherry Hill or the winery in Rocheport or casino in Boonville, WestCliff's location on Columbia's western limits puts you closer to where you want to be.

## Available Home Sites

Bob Walters is the Broker/Owner of Westcliff & Virtual Realty LLC.

Lot	Price	Address	Lot	Price	Address
211	\$53,300	1605 Labrador	220	\$53,300	1616 Labrador
212	\$53,300	1603 Labrador	221	\$53,300	1700 Labrador
213	\$53,300	1601 Labrador	222	\$53,300	1702 Labrador
214	\$53,300	1600 Labrador	223	\$45,900	1703 Bromley Circle
215	\$45,900	1701 Bromley Circle	224	\$45,900	1705 Bromley Circle
216	\$53,300	1602 Labrador	228	\$51,000	1802 Labrador
217	\$53,300	1604 Labrador			
218	\$53,300	1606 Labrador			
219	\$53,300	1610 Labrador			

Notes:

- Shaded lot # denotes slab lot
- Prices subject to change.



### Phase 2 Minimum Square Footage

Ranch on walkout	1,900
Ranch on slab	2,400
1 ½ Story (1,750 main)	2,400
2 Story (1,400 main)	2,800

- Phase 1 minimums vary slightly
- All dri-vit front elevations prohibited.
- Mandatory architectural approval
- Annual HOA fees.
- Privacy fencing prohibited.