NEW HOMES IN BROOKLINE

# WILSON'S VALLEY

## Homebuyer's Guide

| $230s+ | 8 | 3–5 | 1,116–3,294 |
|---|---|---|---|
| STARTING FROM | FLOOR PLANS | BEDROOMS | SQUARE FEET |

ABOUT THE COMMUNITY

# Welcome to Wilson's Valley

Imagine living in a community that offers the perfect balance of peaceful surroundings and everyday convenience — a short drive from Springfield and just minutes from Republic's shopping, dining, and entertainment.

Wilson's Valley sits within Brookline and the Republic School District. The community features a neighborhood swimming pool and playground, and a variety of homesites, including cul-de-sac locations, oversized options, and those that back to common areas for added privacy.

With floor plans from 3 to 5 bedrooms, modern finishes, and functional layouts, Wilson's Valley offers a home for every stage of life.

*Dining & living area, the Manhattan floor plan*

**LOCATION**
Brookline · Hwy 60 & S. Farm Rd 101

**SCHOOL DISTRICT**
Republic School District

**PRICE RANGE**
From the $230s up to the low-$400s

**AMENITIES**
Neighborhood pool & playground

**MODEL HOME**
3914 E Wilson's Valley Blvd, Brookline, MO 65619 · Thu–Sat 10am–5pm, Sun 12–5pm, Mon 1–5pm

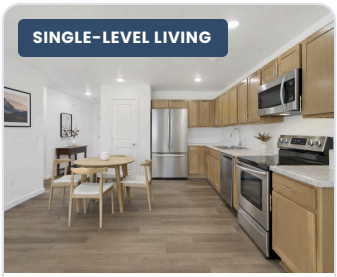
## Why Buyers Love It Here

- ✓ Located on the outskirts of Republic with easy access to both Springfield and Republic
- ✓ Neighborhood swimming pool & playground
- ✓ A variety of homesites, including cul-de-sac locations, oversized options, and those that back to common areas for added privacy
- ✓ Minutes from Republic's shopping, dining & entertainment — including The Rush Aquatic Park, J.R. Martin Park, Walmart, Lowe's, and Backwoods Golf
- ✓ A short drive to Springfield, with easy access to Hwy 60 & James River Freeway

FLOOR PLANS

# 8 Plans for Every Stage of Life

Ranch, two-story & walkout-basement plans — 1,116 to 3,294 sq. ft.




## THE RENO

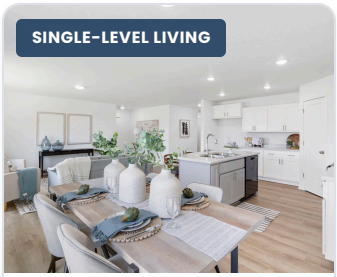
3 Bed | 2 Bath | 2 Car | 1,116 SF

Effortless one-level living, ready for first-time buyers, investors, down-sizers & more.

## THE OAKWOOD

3 Bed | 2 Bath | 2 Car | 1,454 SF

Two-story comfort with a walk-in closet in every bedroom.




## THE CHARLESTON

3 Bed | 2 Bath | 2 Car | 1,520 SF

Open-concept living with a spacious primary suite.

## THE DAYTON

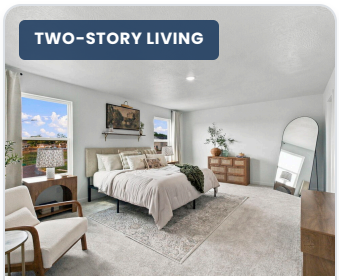
4 Bed | 2.5 Bath | 2 Car | 1,746 SF

A versatile favorite with an entertain-ready open first floor.

## THE EDGEWOOD

4 Bed | 2.5 Bath | 2 Car | 1,953 SF

Bright, functional layout built around a large kitchen island.




## THE MANHATTAN

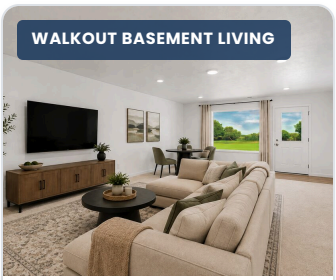
4 Bed | 2.5 Bath | 2 Car | 2,059 SF

Open kitchen, dining & great room made for hosting.

## CHARLESTON W/ BASEMENT

5 Bed | 3 Bath | 2 Car | 3,040 SF

Three living areas plus a private primary retreat.




## MESA W/ BASEMENT

5 Bed | 3 Bath | 3 Car | 3,294 SF

Walkout basement living with a spacious covered deck.

*Pricing varies by floor plan, homesite and personalized upgrades — call or visit the model home for current pricing and availability.*

**Ready to move fast? Ask about Quick Move-Ins.**

Move-in-ready homes and homes in various stages of construction are often available at Wilson's Valley — call for the current list.

(417) 730-1843

STANDARD FEATURES

# What's Included

These features are standard in every Wilson's Valley home, on day one.

## EXTERIOR DESIGN

- Gentek® vinyl siding with Versetta Stone® wainscot
- Delden® heavy duty, recessed panel garage door(s)
- GAF® 30-year limited warranty roof shingles
- Sodded front yard with hydroseeded sides and back yards
- Mulch bed with bushes
- Three exterior electrical outlets
- Two frost-free hosebibs
- WinTech™ energy efficient, low-e, single-hung, vinyl windows
- Fiberglass front door with 1/2 lite window
- 5" continuous gutters on home with downspouts and splash blocks
- 4'x4' rear concrete landing

## KITCHEN

- Merillat® cabinetry with soft close cabinet doors and a stained finish
- Chrome bar pull cabinet hardware
- Formica® countertops
- Kingsford® stainless steel kitchen sink
- GE®, energy efficient, electric range, convertible range hood and dishwasher in black finish
- Walk-in pantry with 2 rows of wire shelving

## MASTER SUITE

- Spacious walk-in closet with wire shelves
- Fiberglass shower with seat (per plan)
- Merillat® vanity with Formica countertops

## INTERIOR DESIGN

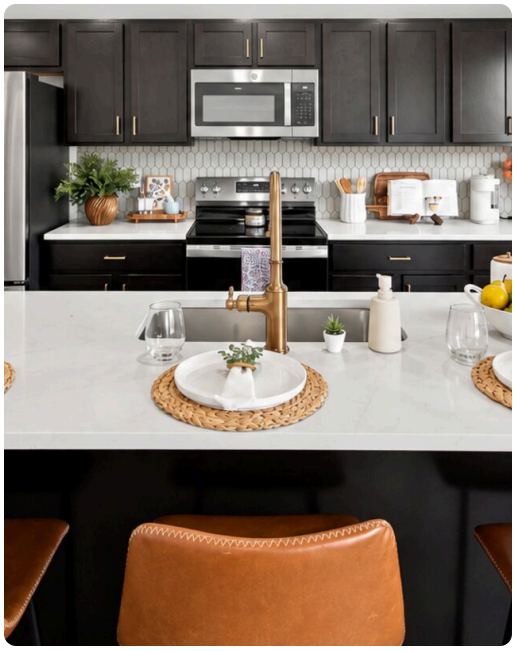
- 8' ceilings throughout
- Raised panel interior doors by Jeld-Wen®
- Stone Polymer Composite (SPC) flooring in the kitchen, dining, bathrooms, & laundry
- Shaw® Cabana Bay carpet with 6 lb. pad in living room, bedrooms, stairs (per plan), study (per plan), and closets
- Craftsman 4" trim with 2.5" craftsman door casing
- Moen® chrome plumbing in kitchen and bathrooms
- LED puck lighting throughout kitchen, dining, living room, bedrooms, baths, laundry, flex room (per plan) & hallways
- Hardwired smoke detectors with battery backup
- GFI protected circuits in kitchen, bath, garage, and on exterior
- Water line rough-in for refrigerator/ice maker
- Laundry room with washer/dryer hookups
- Sherwin Williams® paint

## ENERGY EFFICIENCY

- High-efficiency HVAC system
- 50-gallon gas water heater
- R-13 fiberglass insulation in exterior walls
- R-38 blown insulation in ceiling

## WARRANTY

- 1-year builder's warranty
- 10-year RWC® limited structural warranty



*Kitchen island, the Manhattan floor plan*

### Backed for Years to Come

Every Trendsetter Home in Wilson's Valley includes a 1-year builder's warranty, a 10-year RWC® limited structural warranty, and a high-efficiency HVAC system, so buyers move in with real peace of mind.

**Want to personalize beyond the included package?** The Trendsetter Homes Design Studio lets buyers upgrade countertops, cabinets, flooring and more.

*Builder reserves the right to modify specifications, design features and prices without notice; features may vary by home and plan. See back cover for full details.*

PERSONALIZATION

# Inside the Design Studio

Discover one of the most exciting parts of the homebuilding journey — the Trendsetter Homes Design Studio! Our professional design space is where you bring your vision to life, selecting from a curated range of flooring, cabinets, lighting and hardware options — so Wilson's Valley feels like home from day one.

*Kitchen island, the Manhattan floor plan*

**SCAN TO TAKE A TOUR**

Get a sneak peek at some of the finishes and upgrades available at the Design Studio.

## Popular Upgraded Selections at the Design Studio

### KITCHEN

Granite or quartz countertops, tile backsplash, cabinet hardware & finishes, pendant lighting, a single-bowl sink, a gas range & a stainless steel GE® appliance package

### LIVING ROOM

Electric or gas fireplace, shiplap, stone or tile surround & a block mantle

### BATHS

Upgraded plumbing fixtures, tile showers, sliding shower doors, vanity lights, mirrors & bath accessories

### FLOORING

Stone Polymer Composite in lieu of carpet, engineered hardwood & upgraded carpet options

### STRUCTURAL

9' ceilings on the main floor & garage extension options

> **Every selection made here is a chance to put your stamp on the home — so it feels like yours from day one.**

*Selections can be added at the buyer's Design Studio appointment. Availability varies by construction stage.*

LOCATION & RESOURCES

# Find Wilson's Valley

Wilson's Valley sits in Brookline, on the outskirts of Republic, at the southeast corner of Hwy 60 and S. Farm Rd 101 — minutes from Republic's shopping, dining and entertainment, and a short drive from Springfield. Homes here start from the $230s and range up to the low $400s, depending on floor plan, homesite selection and personalized upgrades.

### Live Community Map

Scan to see available homesites, pricing and floor plans — updated in real time.

### Wilson's Valley Online

INCLUDES DRIVING DIRECTIONS

Scan to visit the community page and explore everything Wilson's Valley has to offer.

MODEL HOME

**3914 E Wilson's Valley Blvd, Brookline, MO 65619**

Thu–Sat: 10am–5pm
Sun: 12–5pm · Mon: 1–5pm

## Your Home, Start to Finish — About 5 Months

1. **Purchase Agreement**
2. **Foundation & Framing**
3. **Mechanicals & Drywall**
4. **Interior Finishes**
5. **Final Walkthrough & Closing**

*Timeline is approximate and may vary by season, floor plan and homesite.*

### STAY IN THE LOOP

You'll get regular photo updates on your home's progress — sent right to your phone via our buyer app — plus a dedicated Trendsetter Homes Homebuyer Experience Manager to answer any questions that arise throughout your homebuilding journey.

THE COMMUNITY

# Why Call Republic Home?

NEW AT J.R. MARTIN PARK

## Introducing The Loop

Opened in June 2026, The Loop brings a brand-new event space to J.R. Martin Park, home to Republic's farmers' markets and community events, alongside the park's amphitheater, tennis complex and paved trail. More additions are planned, including an outdoor classroom and play elements.

- ✓ Open-air farmers market pavilion
- ✓ Plaza with seating for gatherings
- ✓ Dedicated food truck areas
- ✓ New concession building
- ✓ Trail connections & expanded parking

### Schools That Bring Neighbors Together

Wilson's Valley is part of the Republic School District, where Friday night football, honors classes and dual-credit opportunities give the whole community something to cheer about.

### Small-Town Feel, Growing Community

Republic is growing fast, yet residents still describe a close-knit, small-town feeling with many longtime local families.

### Everyday Convenience, Close to Home

Republic's shopping, dining, and entertainment are just minutes away, with Springfield just a short drive down Hwy 60.

### Events Throughout the Year

From Pumpkin Daze and the Have-A-Blast Patriotic Celebration to summer Movie Nights @ The Amp and Breakfast with Santa, there's always a reason to get together.

### Make a Splash at The Rush

Cool off at The Rush Aquatic Park, Republic's outdoor waterpark with slides, a lazy river and a toddler splash area — with season passes, a resident punch pass, and a discounted rate for residents.

### A Place to Put Down Roots

Discover a growing community where neighbors can build relationships, enjoy local amenities, and feel connected to the place they call home.

## Your Next Steps to Wilson's Valley

**Call (417) 730-1843 to Schedule**

### Scan to Schedule Online

Book a private model home tour at a time that works for you.

1

### Schedule a Tour

Stop by the model home Thu–Mon, or schedule a private showing at a time that works for you.

2

### Pick a Plan & Homesite

Choose from 8 floor plans and a range of homesites.

3

### Personalize at the Design Studio

You'll finalize your selections at the Trendsetter Homes Design Studio, guided every step.

**Schedule a Showing** (417) 730-1843

sales@trendsetterhomes.com

THE BETTER WAY HOME

**Trendsetter Homes**

1701 S. Enterprise Ave, Suite 101

Springfield, MO 65804

(417) 210-7900 · sales@trendsetterhomes.com

TrendsetterHomes.com

Equal Housing Opportunity

*In the continuing effort to improve our homes, builder reserves the right to modify the interior and exterior design, specifications, locations, sizes, design features and prices of the homes. Modifications may vary by home and are subject to change without notice. Please consult our sales representative for details. © 2026 Trendsetter Homes*