

1098 EAGLE BEND DRIVE

INNSBROOK, MISSOURI



Your lake lifestyle awaits at Innsbrook Resort!



FISHING • SWIMMING • GOLFING • BOATING • HIKING • HORSEBACK RIDING

About the Villa

Enjoy golf course living in luxury at the new Eagle Bend Villas, Innsbrook's premier villa community overlooking our beautiful championship golf course. 1098 Eagle Bend Drive offers privacy, convenience and luxury in an unbeatable setting. This two-bedroom villa is spacious enough for full-time living and cozy enough to be a vacation home.

Display Special
\$389,750



Main Level

As you enter the villa, the foyer with a half-bath leads into the open floor plan, which includes the great room with a floor-to-ceiling stone fireplace with raised hearth. The kitchen offers beautiful custom Alder wood cabinets and a center island. The connected dining area is complete with breathtaking views of the golf course. The master bedroom suite, with coffered ceiling, has a large walk-in closet with access to the laundry room. The master bathroom has an AirMasseur tub and separate shower. The main level includes a guest bedroom with a private bathroom and a multi-purpose room, which could be used for a private office, den or multimedia room.



Exterior & Surroundings

This spectacular villa also includes a low-maintenance environment; landscaping and lawn care is provided by the professional staff at Innsbrook. The golf pro shop complex and Hanneken's Restaurant & Pub are within walking distance. The swimming pool, 150-acre Lake Aspen, sand beaches and the main entrance are all within a short drive as well.



*All pictures here are of
a similar Eagle Bend
unit to 1098 and are for
illustration only*

Display Upgrades

This list for 1098 Eagle Bend Drive reflects the upgrades beyond the standard villa base price. See separate flyer for standard features, facts, guidelines and services.

Main level square footage: 2,065

Unfinished lower level with full walk out

Kitchen/Morning Room:

Upgraded custom cabinet package

Granite Solid Surface Tops

KitchenAid Stainless Steel Wall Oven and Cooktop

KitchenAid Stainless Steel Drop Door Microwave

KitchenAid Stainless Steel Warming Drawer

KitchenAid Stainless Steel Dishwasher

KitchenAid Stainless Steel French Door Refrigerator

Upgraded deep stainless-steel sink

Kitchler pendant light over sink

Kitchler island light

Kitchler chandelier

Foyer/Great Room & Kitchen

Travertine Natural Stone 18x18 tile and upgraded Mohawk Frieze

Custom Paint Colors

Three piece painted Crown Molding

Upgraded Alder wood cabinets for kitchen

Great Room:

Stone fireplace surround to ceiling with raised hearth

Raised stairwell wall with painted plant shelf

Upgraded Emerson ceiling fan with up light

Master Suite:

Three-piece painted crown molding inside coffer ceiling

Upgraded Emerson ceiling fan with light kit

Upgraded Kichler vanity lights

Toto water closet

Guest Suite:

Upgraded Kitchler flush-mount ceiling light

Upgraded cabinet, granite top and vanity light

Upgraded Toto water closet

Upgraded Alder cabinet

Philip Austin light fixtures

Powder Room:

Toto water closet

Upgraded Minka vanity light

Travertine Natural Stone

Office/Den:

Sommerset hardwood flooring

Custom-built Alder entertainment center

Emerson ceiling fan

15-lite stained/painted french doors & stained base

Hall/Hall Closet/Laundry:

Upgraded Kitchler semi-flush ceiling lights

Wall-mounted laundry tub

Garage Entry/Foyer:

Upgraded Kichler foyer light

Painted half columns

Garage:

Interior walls finished taped and painted

Laser assist for vehicle parking

Garage door monitor

Motion-detecting control panel

Pricing DOES NOT include furnishings, accessories or televisions, Price DOES include all appliances.

GENERAL INFORMATION

School District: Wright City

Price: \$389,750

FOR MORE INFORMATION

Call 636-928-3366 ext. 199 or e-mail

property@innsbrook-resort.com



Aerial view of the Eagle Bend Villa property, just above the fairway.

INNSBROOK

Innsbrook, Missouri 63390



Located just 30 minutes west of Chesterfield, the lake community of Innsbrook is nestled on 7,500 acres of rolling wooded hills, open meadows and 100 peaceful lakes.

Living Community Innsbrook consists of residential homes, chalets that serve as vacation homes, condominiums and villas. Properties are located in the woods, in the meadows, along the golf course and lakeside.

Golf Course Rated one of the top St. Louis public courses by *Golf Digest's* "Places to Play" guide, the course at Innsbrook is right on par. With dramatic changes in elevation and lush vegetation, our 18-hole championship course is enhanced by 12 lakes and 32 sand bunkers. The zoysia tees, fairways and well-maintained bent grass greens offer rewarding playing surfaces. In 1999, the course became a certified sanctuary through Audubon International (*Innsbrook Resort is certified as well*).



Hanneken's Restaurant Hanneken's Restaurant & Pub at Innsbrook offers visitors a relaxed dining experience. Whether it's a casual business lunch or family dinner, Hanneken's caters to a variety of diners. Open to the public, the restaurant features appetizers, salads, sandwiches and dinner entrees.

Amenities At Innsbrook, do everything or nothing! Our amenities include a championship golf course, swimming pool, nature trails, sand beaches, horse stables with trails. You can sail, kayak, cycle, fish, run and more! Plus, our fitness center includes hot tub, sauna and workout equipment.



Activities & Events Innsbrook provides cultural activities and family entertainment of the highest quality and diversity, such as an Independence Day fireworks show, Memorial Day picnic, outdoor movies and holiday brunches. Every summer weekend, kids can take part in Camp Innsbrook, featuring hands-on arts-and-education presentations for kids and their families. And each summer weekend we host a FREE outdoor Summer Breeze Family concert. Plus, our summer classical music festival features a week of fabulous concerts featuring some of the country's top performers.

All information and pricing herein is subject to change.
Pricing as of 10/6/12 1098 Eagle Bend Drive.pdf RJ