

Spring 2012

Chalet Edition

A T H O M E

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 **INNSBROOK**
Properties, Inc.

Chalet Edition



**A Natural
Panorama that
Changes with
the Season**

See inside this chalet | pg. 3

About Innsbrook

Set on more than **8,000 acres with 100 lakes**, Innsbrook has a 41-year history of creating lifestyles, amenities and activities in harmony with Mother Nature. Our properties include **residential and vacation homes**, recreational **A-frame cabins, villas** and **condominiums** which afford a variety of settings, such as beside a lake, nestled in the forest, gracing the meadow or even perched along the golf course.

Speaking of golf, our **18-hole championship course** has received accolades as one of St. Louis' top public courses by *ESPN* and *Zagat List*. Our **conference center** is a productive haven for conferees searching for a unique meeting site with dedicated facilities and top-notch service. **Hanneken's Restaurant & Pub** is a neighborhood place for meeting friends and family for good food and good times.

The community is alive with arts, crafts and music, such as our summer **Camp Innsbrook kids' program**, our family Summer Breeze **outdoor concerts**, a summer **classical music festival** and academy, and arts shows. Add to all this a wonderful variety of amenities, such as:

- | | |
|-----------------------------------|--|
| 18-hole golf course with pro shop | Driving range and practice green |
| Outdoor swimming pool | Fishing |
| Silent boating (no gas motors) | Sand beaches with swim docks |
| Tennis courts | Nature trails |
| Gift shop | Fitness center |
| Hanneken's Restaurant | Seasonal convenience store |
| Full-service conference center | Resort accommodations |
| Sand volleyball courts | Full-service stables with indoor arena |
| Trail rides | Hay rides |
| Outdoor movies | Athletic competitions |
| Catering services | On-site home service department |

Innsbrook is dedicated to preserving the natural environment. In fact, our resort and our golf course are **certified sanctuaries** through Audubon International. Come out today for a tour or visit us online at www.innsbrook-resort.com.



Our Chalet Listings

Recreational A-frame chalets have been popular with Innsbrookers since 1971. Lakefront cabins.

Chalets nestled in the woods. A-frames along the course. What will your Innsbrook place be?



Panoramic Lake Views

730 ASPEN NOBB DR.

This 2-bedroom, 2-bath cabin overlooks 150-acre Lake Aspen, the community's second largest lake. Two-tiered deck, recently remodeled, large great room with wall of windows and fireplace. You can even buy fully furnished, if desired. \$469,000



Perched for A+ Views

2400 KITZBUHL BEND DR.

This chalet sits on 1.6 acres overlooking 20-acre Lake Kitzbuhl. The chalet is 6 years old and boasts a large stone-front woodburning fireplace, 2 bedrooms, 2 full baths, eat-in kitchen with breakfast bar, lakeside dock and sand beach. \$409,900



2-Year-Old Oasis

2632 GRENDEL DR.

This beautiful 3-bedroom, 2-bath chalet sits on 1.9 acres overlooking pristine Lake Grendel. The expanded great room includes a corner stone fireplace and insulated wall of windows. This chalet is offered fully furnished. \$445,000



Peace. Trees. Lake Views.

1745 SONNENBLICK DR.

4-yr.-old lakefront chalet with 3 bedrooms, 2 baths, tongue-and-groove cedar walls, exposed beams, maple flooring, large kitchen with breakfast bar, and great room with extraordinary views. Large deck with outdoor speakers. Seating area by the water. \$399,500



Wooded Charm Here

2639 GRENDEL DR.

This Timberline-style chalet is 2 years old and offers 2 bedrooms, 2 baths, enlarged kitchen, stone fireplace in great room, hardwood floors and cedar walls and ceilings. Plus, maintenance-free composite deck and dock. All on 1.1 wooded acres. \$434,900



Natural Lakeside Beauty

142 INNSBROOK VIEW

This recently remodeled 2-bedroom, 2-bath chalet rests on the shores of 55-acre Lake Innsbrook. The cabin offers panoramic views and sits on 2.6 acres of hardwoods. The expanded kitchen boasts a breakfast bar and plenty of cabinet space. \$399,000

FEATURED ON THE COVER



Beach & Boat Fun

265 N. WANDERFERN PASS

This beautiful, fully furnished chalet on 2.4 acres on Lake Wanderfern comes complete with pontoon boat. Features include 3 bedrooms, 2 full baths and a large sleeping loft. Cedarpass Beach on Lake Wanderfern is just a short walk away. \$419,900



Panoramic Nature Views

2626 GRENDEL DR.

This 3-bedroom, 3-bath cabin offers a very private, wooded location with plenty of wildlife, birdlife and beautiful views. Plus, 236-acre Lake Alpine is close by (great for sailing) as well as the sand beach on Lake Kitzbuhl. \$379,000



3 Stories of Windows
2521 HICKORY GLEN DR.

This 3-bedroom, 3-bath custom chalet boasts a walk-out lower-level. The main level of this unique chalet features an enlarged great room with a prow-style wall of windows and upgraded cedar walls and ceilings, and four-season room. \$369,900



True Relaxing Retreat
120 INNSBROOK PINES DR.

This 2-bedroom, 2-bath chalet sits on 3.2 wooded acres on the shores of Lake Innsbrook. The great room boasts a woodburning stove and beautiful views of the lake. The kitchen offers a breakfast bar and a separate dining area. \$349,900



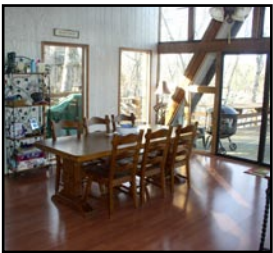
Treehouse Treasure
1244 CARDINAL OAKS DR.

Perched lakeside on Cardinal Lake, this cabin will remind you of a treehouse. 2 bedrooms, 2 baths, great room with fireplace and wall of windows, large deck with steps leading down to the lakeside dock — all on 2.1 wooded acres. \$359,000



Room for the Guests
2507 ALPINE WOODS DR.

This large 4-bedroom, 3-bath chalet actually features two separate living areas. This is the ideal layout for two families, a mother-in-law quarters, or parents who wish to have a little peace and quiet. Enjoy the woods from the screened-in porch. \$345,000



A Gem on Innisfree
1315 INNISFREE CIRCLE DR.

This chalet boasts 3 bedrooms and 2 bathrooms and sits on 1.4 acres on the shores of Lake Innisfree. A separate dining area is located just off the expanded kitchen that boasts plenty of storage space and a breakfast bar. \$349,900



Your Waterfront Getaway
1247 CARDINAL OAKS DR.

This fabulous 3-bedroom, 2-bath chalet on Cardinal Lake is bright, open and ready for relaxation! The kitchen, dining area and great room have all been enlarged — so there's plenty of room for entertaining. Wraparound deck and lakeside dock! \$344,900



Be a Cardinal Fan
1243 CARDINAL OAKS DR.

This 3-bedroom, 2-bath chalet sits on 2 acres of hardwoods on the shores of Cardinal Lake. The great room features a floor-to-ceiling stone-front woodburning fireplace with a wall of windows. Enjoy your own private hot tub on the deck of this fantastic cabin. \$349,900



Private Lake Retreat
756 E. ST. GALLEN DR.

This 2-bedroom, 2-bath chalet rests 3.1 acres on peaceful Lake St. Gallen. The chalet features a stone fireplace in the great room, a main-floor master bedroom and a second floor bedroom and loft area. Private dock and fire pit area. \$339,900



Bright Lakeside Cabin
129 INNSBROOK PEAK

Recently remodeled, this 3-bedroom chalet sits on 2.7 acres on the shores of Lake Innsbrook. Upgrades include insulated ceilings, new windows and doors and expanded kitchen with breakfast bar. \$349,900



Comforting Lodge Style
2418 ARLBERG WAY DR.

This beautiful cabin on 1.5 acres sits on the shores of Lake Arlberg with lakes Linden and Kitzbuhl close by. The woodburning fireplace includes a blower for circulating the heat. Tongue-and-groove cedar ceilings and walls give it a lodge feeling. \$339,500



Tree-top Forest Views

675 WHITETAIL DOVE DR.

Features include an enlarged great room, separate dining area, 3-season room, expanded kitchen and large deck. With 3 bedrooms, 2 baths and a loft, there's plenty of room for guests. This treehouse hideaway will be your weekend spot. \$334,900



New Cabin. New Lake.

1729 SONNENALP VIEW DR.

This 2-yr.-old, 1-bathroom, 1-bedroom chalet is on one of Innsbrook's newest lakes. Set on 2.06 acres, it offers fantastic lake views in a wooded setting. Beautiful screened porch too. There's a gentle slope to the water's edge where you'll find a dock. \$289,900



Wanderfern Beauty

341 INVERNESS BEACH DR.

This chalet on 2 wooded acres has 2 bedrooms and 1 bath and is located on one of Innsbrook's most popular sailing lakes, Lake Wanderfern. Master bedroom suite is on the main level, plus oversized deck and easy access to the private dock. \$325,000



Big Lake Fun Awaits

846 E. ASPEN CIRCLE DR.

This updated chalet on 150-acre Lake Aspen is quite a find! Resting on 1.2 waterfront acres, this 1-bedroom, 2-bath cabin has been well cared for and offers a large sleeping loft. The great room offers panoramic views. Two-level deck and large lakeside dock. \$289,900



Gone Fishn' For Sure

1216 WHITETAIL LAKE DR.

This chalet on 1.3 acres on Whitetail Lake has 3 bedrooms, 2 baths, large kitchen with lots of counter/cabinet space, and great room with stone fireplace. The deck is a great spot to enjoy the treetop views. The private dock will be your favorite fishing spot! \$320,000



Windows Galore... Ahhh

2350 TRAUTWEIN DR.

This beautiful 3-bedroom, 2-bath chalet has an amazing view overlooking Trautwein Lake. This chalet includes a built-in bar area, expanded kitchen, a large great room with full-masonry woodburning fireplace and a gorgeous wall of windows. \$289,900



Just Had a Facelift

201 INNSBROOK RIDGE DR.

This completely remodeled chalet rests on 3.2 wooded acres on beautiful Lake Innsbrook. 2 bedrooms, 1 bath, new kitchen and flooring throughout, new roof and dormers, and new HVAC too! Private dock and great views. \$319,900



Yes, It's All Included

2604 W. LINDEN BEND DR.

Lake Linden is home to this immaculate 5-yr.-old, 2-bedroom, 2-bath chalet on 1.3 acres. Deck, private dock, plus it's move-in ready: all furniture, bedding, dishes, appliances, electronics and paddleboat are included in the sale. \$279,900



True Forest Retreat

273 WANDERFERN WOODS

This 2-bedroom, 2-bath chalet is nestled on 2.8 acres of mature oaks. The main level includes a master bedroom suite, private dining area, and an enlarged great room with woodburning stove. The large deck includes an enclosed hot tub! \$300,000



Totally Renovated

961 AUDUBON TRAIL DR.

Sitting on the edge of Audubon Lake, this 2-bedroom, 2-bath chalet boasts a peaceful setting in the woods. Main-level master bedroom suite, private dining area, spacious kitchen with breakfast bar, sun room and dock. \$279,900



Enjoy Nature Views

484 HUMMINGBIRD VIEW

This 1-bedroom, 2-bath chalet sits on 3.2 acres of mature hardwoods and boasts beautiful vistas of Hummingbird Lake. The spacious great room includes an expansive wall of windows. The main level has a private dining area with woodburning stove. Private dock too. \$274,900



Great Outdoor Spaces

940 SILVER FOX DR.

Natural beauty abounds at this 2-bedroom, 1-bath chalet on Lake Audubon. The kitchen and bath have recently been renovated. The screened-in porch and deck are both great places for relaxing. Lakeside dock too! Close to golf course and restaurant. \$249,900



Looking for Turn-Key?

141 INNSBROOK VIEW DR.

Lake Innsbrook is home to this 1-bedroom, 2-bath chalet. Expanded and recently remodeled kitchen-dining area, expanded loft area great for extra sleeping space, oversized deck, plus private lakeside dock. Buyers can purchase turnkey, if desired. \$274,900



Comes Fully Loaded

843 MITTEN RIDGE

This recently remodeled chalet rests on 1.8 acres on the shores of Mitten Lake. The remodeled dining area includes upgraded cedar walls with sliding doors that lead to the expanded deck. Enjoy the great room with woodburning fireplace. \$249,900



Woodsy Views of Lake

964 AUDUBON CROSSING

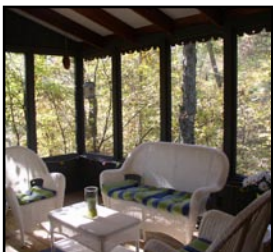
This 2-bedroom, 2-bath chalet rests on a wooded 1-acre lot on the shore of Lake Audubon. Private lakeside dock is a short walk from the chalet. Enjoy panoramic views of the lake from the oversized deck. \$269,900



Everything's Included

683 SHADOW OAKS DR.

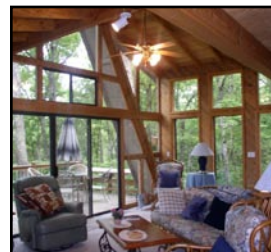
This large 3-bedroom, 2-bath chalet is nestled on 1.4 acres on Shadow Lake. The main floor includes a 3-season room, plus spacious great room with woodburning fireplace and wall of windows. Large deck and private dock. Most furniture included! \$249,900



Roomy Weekend Retreat

854 MITTEN WOODS DR.

This 2-bedroom, 2-bath chalet on Mitten Lake is the perfect location to enjoy a weekend retreat. Recent renovations include an enlarged kitchen, plus all new floor coverings throughout. Enjoy afternoons in the screened-in porch (*shown left*). \$264,900



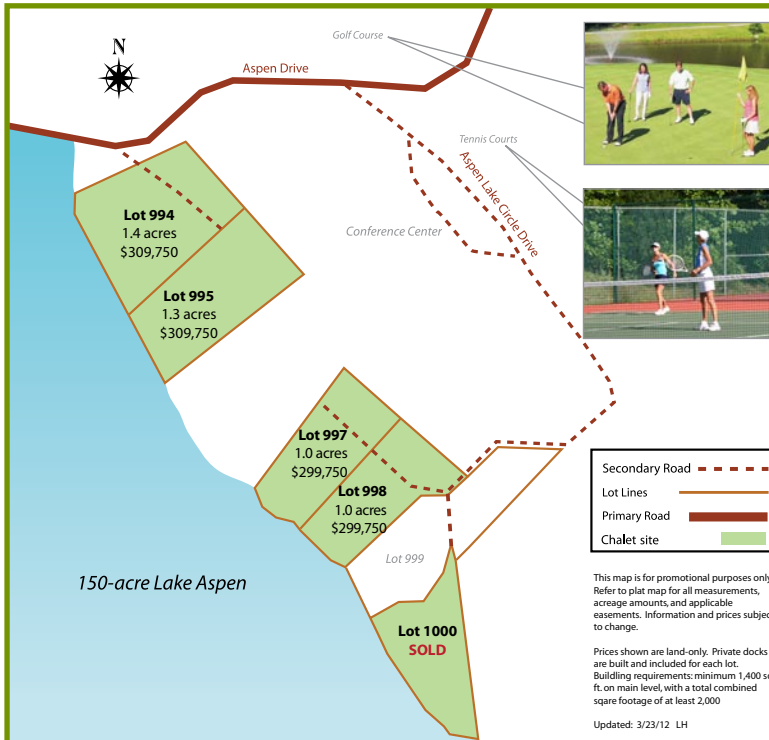
Majestic Views

2508 CEDAR VALLEY TRAILS

Newer Timberline-style chalet with 2 bedrooms and 2 baths on 3.2 acres of amazing hardwoods. Enjoy the floor-to-ceiling windows surrounding the great room while sitting by the stunning full-stone corner fireplace. \$239,900

**To find out more about these great listings, visit us online at
www.innsbrook-resort.com**

Information herein is not warranted and is subject to change without notice. Published 3/16/12. We assume no liability for errors. All properties are listed by Innsbrook Properties, Inc.



ASPEN SHORES

This new A-frame community is nestled on the shores of popular 150-acre Lake Aspen. These lots are the first new chalet lots offered on an Innsbrook lake of this size *in the last 10 years!*

WATERFRONT BONUS Each of the chalet sites available comes with a private dock as part of the price.

SIZES & PRICES The four wooded sites range in size from 1 to 1.4 acres. All afford wonderful expansive, southwestern views of 150-acre Lake Aspen. *Price shown is land-only; does not include building.*

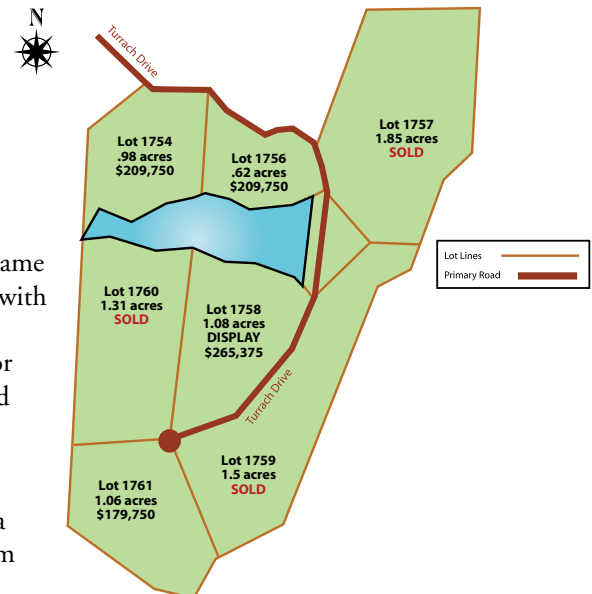
LAKE SILVRETTA

A New Cabin Community

Build Your Dream Chalet from the Ground Up!

These lots on Lake Silvretta offer customers the opportunity to build the A-frame chalet that perfectly fits their vision. A variety of building plans are available, with add-ons and bells-and-whistles galore. Maybe tongue-and-groove cedar walls and ceilings are your must-have, or perhaps it's a two-tiered deck with outdoor fireplace. Whatever you're envisioning for your cabin getaway, our experienced professionals can help you get there.

Located in the southeastern part of the Innsbrook development, the chalet community at Lake Silvretta is nestled among the forested landscape around a charming lake offering 4 lakefront lots and 3 wooded lots, ranging in size from just over a half-acre to nearly 2 acres.



ADDITIONAL CHALETS FOR SALE

CHALETS ON LAKES

<u>Address</u>	<u># Bedrooms/#Baths</u>	<u>Acreage</u>	<u>Location</u>	<u>Price</u>
1225 Powderhorn Dr.	1BR/2BA	1.0 acres	Powderhorn Lake	\$239,900
640 Wunderbar Woods Ct.	1BR/1BA	2.3 acres	Wunderbar Lake	\$239,900
701 Solitude Ridge Dr.	1BR/1BA	2.5 acres	Solitude Lake	\$214,900
164 Innsbrook Dr.	3BR/2BA	3.4 acres	Catfish Lake	\$162,900

CHALETS ON WOODED LOTS

<u>Address</u>	<u># Bedrooms/#Baths</u>	<u>Acreage</u>	<u>Price</u>
2371 Kitzbuhl Cove Dr.	1BR/1BA	2.5 acres	\$229,900
659 Wild Heron	2BR/2BA	2.2 acres	\$219,900
1213 Whitetail Lake Dr.	2BR/1BA	1.0 acres	\$219,900
701 Solitude Ridge	1BR/1BA	2.5 acres	\$214,900
79 North Altdorf	2BR/2BA	2.4 acres	\$199,900
932 Woodlake Dr.	3BR/2BA	0.7 acres	\$189,900
1553 Bliss Lake Dr.	2BR/2BA	4.1 acres	\$189,900
922 Woodlake Dr.	2BR/2BA	3.3 acres	\$187,900
154 Wanderfern Tunnel Pass	1BR/1.5BA	3.4 acres	\$177,900
1149 Turnberry Dr.	1BR/2BA	1.5 acres	\$169,900
241 Nature Valley Dr.	1BR/1BA	3.0 acres	\$169,900
78 West Altdorf Dr.	2BR/2BA	3.2 acres	\$169,900
786 East Aspen Circle Dr.	2BR/1BA	3.3 acres	\$164,900
672 Whitetail Creek Dr.	1BR/1BA	3.2 acres	\$159,900
923 Woodlake Dr.	2BR/2BA	2.5 acres	\$154,900
316 West Wanderfern Circle Dr.	2BR/2BA	2.6 acres	\$154,900
797 South Aspen Point Dr.	Loft/1BA	1.5 acres	\$154,900
171 West Innsbrook Dr.	3BR/1BA	2.7 acres	\$152,500
320 Trinity Ridge Dr.	Loft/1BA	2.1 acres	\$129,900
396 West Scheffborg Dr.	2BR/1BA	3.4 acres	\$125,000
315 West Wanderfern Circle Dr.	Loft/1BA	2.0 acres	\$114,500


LOOKING FOR MORE INFORMATION?

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about listings in this newsletter
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