

A T H O M E

 **INNSBROOK**
Properties, Inc.

Homes Edition



**Dream Home
on the Green**

See this beautiful, custom golf
course home at Innsbrook | pg. 6

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 nature. Our properties include **residential and vacation homes**, recreational **A-frame cabins, villas** and **condominiums** affording a variety of settings, such as beside a lake, nestled in the forest, gracing the meadow or perched on 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 great service. **Hanneken's Restaurant** is a neighborhood place for meeting friends 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**, our summer **classical music festival** and academy, and art 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 |
| Trail rides | Hay rides |
| Outdoor movies | Athletic competitions |
| Catering services | On-site home service dept. |

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 Home Listings

Some owners call Innsbrook home all year-round. Others revere Innsbrook as their second home... their "place at the lake." What will your Innsbrook home be?



2233 SOUTH KONSTANZ DRIVE

Grand Waterfront Beauty

You'll love the panoramic views of Alpine Lake from this waterfront dream home. This ranch-style walkout has 5 bedrooms, study (which could be converted into a formal dining room), 3.5 baths, spacious kitchen (*shown left*), stone-front fireplace and deck. Finished lower level has a family room, wet bar, 2 bedrooms and access to the multi-level patio. Private dock at the water's edge. \$849,900



999 LAKE ASPEN CIRCLE DRIVE

True Blue Views at This Lake Home

Nestled on 1.26 acres on 150-acre Lake Aspen, this custom home boasts 6 bedrooms and 5 bathrooms. The great room has an all-glass prow overlooking the lake (*shown left*). Dine indoors in the spacious dining room or alfresco on the deck. The lower level offers a family room lined with 8' windows that provide great views. Outside is a lower-level patio and walkway to a concrete lakeside patio. \$795,500



2135 QUAIL LAKE DRIVE

Estate-Style Elegance on Private Lake

This amazing home on 4.9 acres has its own private lake. Curb appeal galore: beautiful stone-front exterior and entryway, professional landscaping (*shown left*) with native plants, running stream and fish ponds. The kitchen features all top-of-the-line appliances and custom cabinets. The attached 3-car garage not big enough? Then you'll *love* the detached 16-car garage/workshop. \$750,000





563 ASPEN RIDGE DRIVE

Amazing Views of 150-Acre Lake Aspen

This 3-bedroom, 3.5-bath custom home overlooks 150-acre Lake Aspen. A wide-open floor plan, beautiful hardwood floors, vaulted ceilings and an abundance of windows all combine to create a



fantastic lake home that's ideal for your weekend retreat or full-time residence. The walk-out lower level offers 2 bedrooms, 2 full baths and large, open family room — perfect for a game table. \$639,000



1105 CHARRETTE VIEW DRIVE

Lake Home Minutes from Golf Course

This 4-bedroom, 3-bath custom home is in a pristine setting overlooking serene Lake Charrette. Special features include a stone-front gas fireplace in the great room which is flanked by custom



built-in shelves, hardwood floors, plus open kitchen with breakfast bar. All appliances are included. The main floor master bedroom is very spacious with great views of the lake. Downstairs you'll find additional bedrooms and a living area. There's a deck, concrete patio and lakeside dock too. \$609,900



1121 LAKE CHARRETTE DRIVE

Professionally Landscaped Yard

This one-of-a-kind 3-bedroom, 2.5-bath home overlooking beautiful Lake Charrette has it all. The great room has a stunning wall of windows and see-through gas fireplace. The kitchen is bright, airy



and custom-designed to make cooking and entertaining an event in itself. This home boasts gorgeous views, beautiful wooded surrounds and a walk-out to a lower-level patio. The professionally landscaped perennial gardens will leave you in awe... special details abound like real stone steps, a small bridge and running stream. \$589,900

971 ASPENETTER VIEW DRIVE

Custom Home That's Right on Par

This 4-bedroom, 3-bath home is nestled comfortably on the 4th hole of the golf course. Special features include a piano room, full-service kitchen with 6-burner gas range and KitchenAid Profile appliances, lower-level office and built-in cedar closet. The lower level has an additional bedroom, full bath, office, built-in cedar closet, exercise room and large recreation room. Outside you'll find a nice patio and large deck with long views of the course and Lake Aspenetter in the distance (*shown left*). \$449,900



2123 MEADOW VALLEY DRIVE

Lovely Home in the Grassy Meadows

This contemporary ranch, set on a large 3.8-acre lot in the Meadows, gives owners privacy and solitude. This home offers 4 bedrooms, 4 bathrooms, private den with fireplace, 4-season room and deck.

The finished lower level provides lots of creative space for hobbies and recreation, like billiards. Outside you'll find a heated, extra-large 2-car garage and detached 2-car garage/workshop with heat/AC (*shown left*). \$469,900



469 GREENSIDE VIEW DRIVE

Relaxing Garden-like Setting

This spectacular home, with 4 bedrooms and 4.5 baths, is nestled on a 1.4-acre lot that overlooks the 5th & 7th fairways of the Innsbrook Golf Course. The designer kitchen includes a breakfast room with a walk-out that leads to the 4-season room. Downstairs you'll find a billiards room, office with see-through fireplace, workshop, built-in wine cellar, entertainment room with wet bar and patio. You'll love the relaxed garden-like setting. \$449,900





1197 TURNBERRY DRIVE

Golf Enthusiast's Dream Home

Resting on the 17th fairway of the golf course, this raised ranch home has 3 bedrooms, 3 full baths and a lower level for additional living and entertaining space. The large kitchen offers lots of cabinets, a large breakfast bar with seating, dishwasher, garbage disposal and flat-top electric cooktop. You'll also appreciate the walk-in pantry. The walk-out leads to a poured patio with hot tub. \$439,900



513 WOODLAKE VIEW DRIVE

Live and Play on Lake Aspenetter

This ranch rests on a nice 1.3-acre waterfront lot. It affords a great location within the community: close to the pool, beaches on Lake Aspen, main entrance and golf course. Features include 4 bedrooms, 3 bathrooms, extensive professional landscaping with recirculating stream, plus deck, patio and private dock (*shown left*). Entertain at the lower-level wet bar, with kegerator, ice maker and tv cabinet. It won't take you long to catch on to the Innsbrook lake lifestyle here! \$439,900



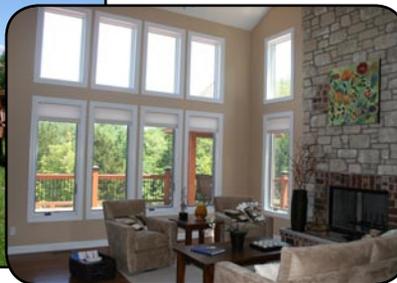
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978 HEIDI'S DRIVE

Dream Home on the No. 1 Green

This 1.5-story home sits on 1.9 acres on the #1 green. It has 5 bedrooms, 4.5 bathrooms, 2-story great room (*shown left*), large kitchen with breakfast area, and large wrap-around deck with custom gazebo. Master bedroom suite offers coffered ceilings and its bath has a Whirlpool tub, double sinks and separate shower. Upstairs you'll find three of the bedrooms. You'll love the finished walk-out basement which has a nice family room and another bedroom. \$429,900





520 WHIPPOORWILL VIEW DRIVE

Fabulous Lake Home on Whippoorwill

This spacious 3-bedroom, 3-bath waterfront retreat overlooks beautiful Lake Whippoorwill. As you enter the foyer of this charming home, the spacious great room opens up before you with vaulted ceilings, a stone fireplace and arched windows overlooking the backyard. Sliding glass doors lead out onto the deck overlooking the lake. A walkway leads you to the private lakeside dock. \$419,000



875 RED FOX DRIVE

Home with Great Outdoor Spaces

This lake home affords a nice wooded setting on 1.2 acres on the shore of lovely Red Fox Lake. This resort-style home has 4 bedrooms, 3 bathrooms, a newly remodeled kitchen, and an extended remodeled 3-season room that opens onto the large deck. Follow a path to the newly landscaped waterfront dock area with beach (*shown left*). This is sure to be your favorite spot for swimming, fishing and enjoying the sunsets. \$369,900



924 WOODLAKE DRIVE

Say Yes to a Relaxed Lifestyle

This charming 2-bedroom ranch is nestled on a 1.27-acre lot with lots of dogwoods and towering oaks. The great room boasts an expansive wall of windows giving you stunning forest views. The 3-season room and deck are great places for relaxing and entertaining. This home is conveniently located close to the golf course, swimming pool and main entrance. \$339,900



HOME SITES

Build the Home of Your Dreams

Innsbrook offers a variety of home sites on the golf course, in the meadows, along the lake or nestled in the woods. Ranging in size from half an acre to six acres, these home sites give you the opportunity to build the home of your dreams!

<u>Address</u>	<u>Size</u>	<u>Location</u>	<u>Price</u>	<u>Address</u>	<u>Size</u>	<u>Location</u>	<u>Price</u>
2283 Alpine Point Dr.	1.0 acre	Alpine Lake	\$499,900	2463 Alpine Hills Dr.	5.0 acres	Private Lake	\$125,000
2337 Alpine Overlook Dr.	1.16 acres	Alpine Lake	\$479,000	515 Whippoorwill Way	0.8 acres	Lake Whippoorwill	\$119,900
2380 Alpine Grove Dr.	1.11 acres	Alpine Lake	\$429,900	2111 Meadow Oaks Dr.	5.6 acres	Meadows	\$115,000
2340 Alpine Spur Dr.	2.4 acres	Alpine Lake	\$395,000	2116 Meadow Creek Dr.	6.1 acres	Meadows	\$115,000
2278 Alpine Point Dr.	1.75 acres	Alpine Lake	\$349,900	888 Silver Fox Ridge Dr.	0.72 acres	Silver Fox Lake	\$114,900
2474 Alpine Cove Dr.	1.5 acres	Alpine Lake	\$324,900	2465 Alpine Lake Dr.	3.01 acres	Lake Hirsch	\$99,750
2495 N. Alpine Hills Dr.	1.8 acres	Alpine Lake	\$259,900	2462 Alpine Peak Dr.	3.59 acres	Lake Hirsch	\$99,750
2456 Alpine Peak Dr.	1.8 acres	Alpine Lake	\$249,500	2468 Alpine Cove Dr.	3.2 acres	Lake Hartrigel	\$97,750
2207 N. Konstanz Dr.	1.4 acres	Alpine Lake	\$219,900	2466 Alpine Lake Dr.	2.99 acres	Lake Hirsch	\$95,750
2486 S. Alpine Hills Dr.	2.2 acres	Alpine Lake	\$199,750	474 Fairway View Dr.	1.0 acre	Golf Course	\$74,500
2470 Alpine Cove Drive	1.9 acres	Alpine Lake	\$198,000	1178 Turnberry Dr.	0.8 acres	Golf Course	\$69,900
2471 Alpine Cove Drive	2.6 acres	Alpine Lake	\$189,750	904 Silver Fox Dr.	0.7 acres	Golf Course	\$69,900
2215 N. Konstanz Dr.	1.59 acres	Lake Konstanz	\$175,000	476 Fairway View Dr.	0.8 acres	Wooded	\$69,900
2120 Quail Glen	3.4 acres	Quail Lake	\$169,900	1198 Turnberry Dr.	0.55 acres	Golf Course	\$69,900
2206 Alpine Nook Dr.	3.5 acres	Alpine Lake	\$149,900	2482 Alpine Summit Dr.	3.0 acres	Alpine Meadows	\$65,000
2138 Quail Lake Dr.	4.1 acres	Quail Lake	\$139,900	1190 Turnberry Dr.	0.5 acres	Golf Course	\$39,900
2137 Quail Lake Dr.	3.0 acres	Quail Lake	\$139,900				

LOOKING FOR MORE INFORMATION?

For more information about listings in this newsletter or living at Innsbrook, contact the Innsbrook Real Estate Office at **(636)928-3366 ext. 199**, e-mail property@innsbrook-resort.com or visit our website at www.innsbrook-resort.com.

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