

February 28, 2014

*Chalet Edition*

A T H O M E

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 **INNSBROOK**  
Properties, Inc.

*Chalet Edition*



**Dreaming of a Summer Getaway?**

Check out this weekend retreat | pg. 4

# About Innsbrook

Set on more than **7,500 acres with 100 lakes**, Innsbrook has a 42-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](http://www.innsbrook-resort.com).



# Our Chalet Listings

These listings as of February 28, 2014. For the most up-to-date listing information, visit our website: [www.innsbrook-resort.com](http://www.innsbrook-resort.com).



## *Lake Aspen Chalet*

### **832 W. ASPEN NOOK DRIVE**

This 3-bedroom, 2-bath premium lakefront chalet on Lake Aspen is completely renovated and has all the bells and whistles. Enjoy views from the incredible extended deck and level lake access with private lakeside dock and beach area. \$549,900



## *Lake Views Abound Here*

### **1746 SONNENBLICK DR.**

This 4 year old lakefront chalet on 1.1 acres boasts 2 bedrooms with expanded sleeping loft, 2 baths, great room with woodburning fireplace and extraordinary views of the lake. Enjoy the summer on your private lakeside dock. \$389,000



## *Enchanted Lakeside Retreat*

### **2641 GRENDEL DRIVE**

This 3-bed, 2-bath retreat on 1 acre on Lake Grendel features a large kitchen and dining room, a breakfast bar and a great room surrounded by floor-to-ceiling windows. Enjoy the views sitting around the gorgeous stone fireplace, or in the large screened-in porch. Easy access to the private lakeside dock and private beach. \$489,900



## *Charming Countryside*

### **710 ASPEN PEAK**

This 2-bedroom, 2-bath Santa Barbara style chalet is nestled among a mature forest on 1.5 acres offering views of Lake Aspen. Features a main level master bedroom and bath and sleeping loft on the second level. Enjoy views of Lake Aspen while relaxing on the expansive deck and short walk to lakeside dock. \$365,000



## *Views from Every Room*

### **2637 GRENDEL RIDGE DRIVE**

This 3-bedroom, 2-bath a-frame has fantastic views of Lake Grendel from every room and a gorgeous stone fireplace in the great room. Enjoy outdoor entertaining with a level lot with easy access to the lake, beach and lakeside dock. \$469,900



## *Premier Lot*

### **124 W. INNSBROOK WAY**

This 3-bed, 2-bath chalet on Lake Innsbrook is a perfect lakefront retreat with over 460 feet of lake frontage. With over 2 acres, this chalet offers privacy and plenty of room for recreation. There is a huge deck overlooking the brand new lakeside dock. \$349,900



## *Wonderful Getaway*

### **711 ASPEN CLIFF DRIVE**

This updated 4-bed, 2-bath chalet features great outdoor entertaining options with a large deck overlooking Lake Aspen, professional landscaping with a flagstone path to a firepit and private dock area. Inside, enjoy a large living/dining room, updated kitchen and extra sleeping loft. \$449,900



## *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



### *Exceptional Views*

#### **411 CERVINA BEACH**

Very secluded 3-bed, 1.5-bath chalet on Lake Scheffborg with 2.3 acres. Enjoy a gentle slope to the water's edge and a beach just around the corner. Updated kitchen with new appliances, lighting, cabinets and counter tops. \$349,500



### *Perfect for Family Fun*

#### **308 WANDERFERN WAY DR.**

Beautiful 2-bed, 2-bath chalet on Lake Wanderfern. Great room includes woodburning fireplace. The screened-in porch leads to the two-level deck and professionally-landscaped shoreline. Quiet beach nearby. Enlarged kitchen offers room for everyone! \$289,900



**SOLD**

### *Incredibly Private*

#### **1713 LAKE WYNNBROOK**

Beautiful 3-bed, 2-bath chalet on Lake Wynnbrook on 3.12 private acres with over 477 ft. of shoreline. Gorgeous expanded deck with hot tub overlooking lake. Screen porch off breakfast area and expanded kitchen with hardwood floors. \$329,900



### *Quaint Living*

#### **607 MUETZE POINT**

This 3-bedroom, 2-bath chalet on 2.16 acres has plenty of space for multiple groups to congregate and spend time together. Offers an enlarged kitchen and dining area that allows families of any size plenty of room. Close to the beaches on Lake Aspen, and pool. \$289,900



**SOLD**

### *Perched on Hillside*

#### **126 W. INNSBROOK WAY DR.**

This 3-bedroom, 2-bath chalet sits on the hillside at Lake Innsbrook on 2.87 acres. A level circle drive approaches the chalet. Main level master suite. Some window treatments are included in this open floor plan home. \$329,500



### *Lakeside Treehouse*

#### **1235 POWDERHORN DRIVE**

Enjoy the amazing views of Wren Lake from this spectacular 3-bed, 2-bath chalet. Features include an enlarged kitchen with hardwood floors and an extended great room with stone fireplace and floor-to-ceiling windows. \$269,900



**UNDER CONTRACT**

### *Lake Whitetail*

#### **1214 WHITETAIL RIDGE**

This 3-bedroom, 2.5-bath chalet rests on 1.44 acres with views of Lake Whitetail. Features a spacious screened-in porch, expanded maintenance-free deck, private lakeside dock and firepit area. Finished lower level with walkout. \$324,900

### **FEATURED ON THE COVER**



### *Endless Activities*

#### **484 HUMMINGBIRD VIEW**

This 1-bedroom, 2-bath private lakeside chalet features an open and spacious floor plan with large family room/dining room, a master bedroom, and an extended loft area. Enjoy the wall of windows overlooking Hummingbird Lake and entertain guest on the expanded deck. \$269,900



### *Beautiful Lake Views*

#### **2605 WEST LINDEN BEND DR.**

This 2-bedroom, 2-bath chalet on Lake Arlberg has all the bells and whistles. Features hardwood floors, stone fireplace, three-season room and extra large sleeping loft. Enjoy the outdoors on the expanded deck, lakeside dock and private beach area. \$289,900



**SOLD**

### *Park-Like Lot*

#### **751 ST. GALLEN WOODS**

2-bed, 1.5 bath a-frame on 45-acre Lake St. Gallen with 1.7 acres and gentle slope to private lakeside dock. 200+ ft. of shoreline in a fabulous location make this a premium lot. Enjoy entertaining on the expanded deck with amazing lake views. \$259,900



### *The Great Escape* **2425 ALPINE LAKE DR.**

This secluded 3-bedroom, 2-bath Modified Timerline style chalet features a master suite, a glass enclosed 3-season room, and an enlarged kitchen with breakfast bar. Enjoy the easy access to lakes, Linden, Kitzbuhl, and Alpine. \$250,000



### *Comfort Zone* **843 MITTEN RIDGE**

This recently remodeled 1-bedroom, 1.5-bath chalet is within walking distance of the recreation complex and the Innsbrook championship golf course and clubhouse. Enjoy the cedar wall upgrades and spectacular views of Mitten Lake. \$210,900



### *Lovely Lake Getaway* **2428 LINDEN POINT**

Nestled on 3 acres of mature trees, this 2-bed, 2-bath chalet offers privacy with only 2 other chalets on the lake. Enjoy entertaining on the screen porch, large deck and private deck. Benefits include new flooring, sewer system and circle driveway. \$245,000



### *Perfect Location* **1303 INNISFREE CIRCLE**

This 1-bed, 1-bath chalet (plus sleeping loft) is perfectly located overlooking Lake Aspen, a valley with a creek, on a private wooded lot within walking distance to several lakes and beaches. The huge wall of windows inside makes you feel completely immersed in nature. On central sewer system. \$192,500



### *Weekend Hideaway* **439 FOXFIRE CREEK**

Your perfect weekend starts at this 2-bed, 1.5-bath chalet on 1-acre with views of Foxfire Lake. Enjoy the outdoors while entertaining friends and family on the spacious deck. Walk a gently winding path to the lake and enjoy your own private dock for swimming, fishing and canoeing. \$239,900



### *Private Getaway* **1148 TURNBERRY DR.**

This Private Summit II style 1-bedroom, 1.5-bath chalet looks like new with floor-to-ceiling windows wrapping the extended great room, overlooking a large wrap around deck and 2 acres. Enjoy a brisk walk to the restaurant, tennis courts, golf, and pool. \$189,900



### *Remarkable Condition* **2391 LINDEN CROSSING**

Located just a short walk to a common ground beach area on Lake Kitzbuhl is a 1-bed, 1-bath weekend retreat awaiting. With an exceptional view of Lake Linden the property offers easy lake access and view at an off water price. Additional sleeping loft offers room for friends and family. \$234,500



### *Tranquil Setting* **853 MITTEN WOODS DR.**

This 1-bedroom, 1-bath chalet offers a wood burning stove/fireplace, a wing extension, and a spacious loft. Enjoy the panoramic view of Mitten Lake and a lakeside dock only a few steps from the deck. \$189,900



### *Cozy Surroundings* **63 EAST LUCERN CIRCLE DR.**

This 2-bedroom, 2-bath Dutch Barn style chalet offers an open floor plan with a master suite, wood burning fireplace, dining area, expanded kitchen with breakfast bar, and plenty of space. Enjoy the short, gentle walk to private lakeside dock located on Brenner Lake. \$229,500



### *Amazing Space* **177 BELLE MONTE OAKS**

This private 2-bedroom, 1-bath chalet features a main level master bedroom, great room with wood burning stove/fireplace, and additional sleeping loft. Centrally located to the Innsbrook stables, tennis courts, Lake Innsbrook, recreation complex, and golf course. \$180,000



### *Secluded Chalet*

#### **767 ST. GALLEN VIEW DR.**

Beautiful, secluded 2-bedroom, 1-bath chalet with additional large sleeping loft on 2.3 acres. Enjoy privacy from extra large deck and lakeside dock on 40-acre Lake St. Gallen. \$179,900



### *Promising Property*

#### **41 BRENNER PASS DR.**

This chalet offers a recently renovated kitchen with upgraded floor coverings, cabinets and countertops. The upstairs loft has two window dormers and three separate sleeping areas all with built-in beds and closet space. Enjoy gorgeous views from the extended deck that wraps around most of the chalet. \$144,900



### *Updated Chalet*

#### **77 WEST LUCERN CIRCLE DR.**

Beautiful 1-bed, 1.5-bath chalet on 2.8 acres. Updated kitchen, wood laminate floors, expanded great room featuring a gorgeous wall of windows. Close to Cinova Beach on Lake Lucern. \$167,000



### *Well-Maintained*

#### **104 WILDSEELODER LAKE**

Nested in the woods, this chalet offers a huge wrap-around deck. The roof, deck, and paint are all newer. There is a large sleeping loft plus two huge living areas. Includes storage shed. Located close to boat launch on Lake Innsbrook and beaches. \$139,900



### *Newly Expanded Kitchen*

#### **154 WANDERFERN TUNNEL PASS**

This chalet, within walking distance of Corlina Beach, has been remodeled with insulated wood ceilings. Main floor master bedroom suite and additional sleeping upstairs with a half bath. The oversized deck allows for plenty of outdoor entertaining. \$164,900



### *Retreat Bliss*

#### **25 PERCH LANE DR.**

This 2-bedroom, 1-bath A-Frame chalet offers floor-to-ceiling windows and a cozy wood burning stove. Has recently updated kitchen and bath with new cabinets, new stove, and new floor coverings. Enjoy the colorful dogwoods and redbuds in the spring sitting on the large extended wrap-around deck overlooking the lake. \$139,900



### *Darling Dutch*

#### **78 WEST ALTDORF**

This 2-bedroom, 2-bath, plus sleeping loft, dutch barn styled cabin features a floor-to-ceiling brick fireplace, wrap-around deck with views of woods and creek. Great privacy on almost 3 acres. Completely furnished and turn-key. \$159,900



### *Extra Loft Space*

#### **797 S. ASPEN POINT**

This beautiful 1-bed, 1.5-bath chalet has updated floor to ceiling double pane windows that wrap around the great room and all new flooring throughout. It is within walking distance of a beautiful beach area on Aspen and the large common ground area overlooking Lake Aspen. \$139,900



### *Rustic Charm*

#### **334 WEST WANDERFERN**

This 1-bedroom, 2-bath Summit style chalet features an expanded kitchen with new cabinetry, a master bedroom, and an upper loft with a full bath and plenty of sleeping areas. Extended deck offers plenty of outdoor entertaining options and views of the surrounding mature forest. \$159,900

## **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**

Or visit our website at [www.innsbrook-resort.com](http://www.innsbrook-resort.com)

# LAKE SILVRETTA

## A Charming Cabin Community

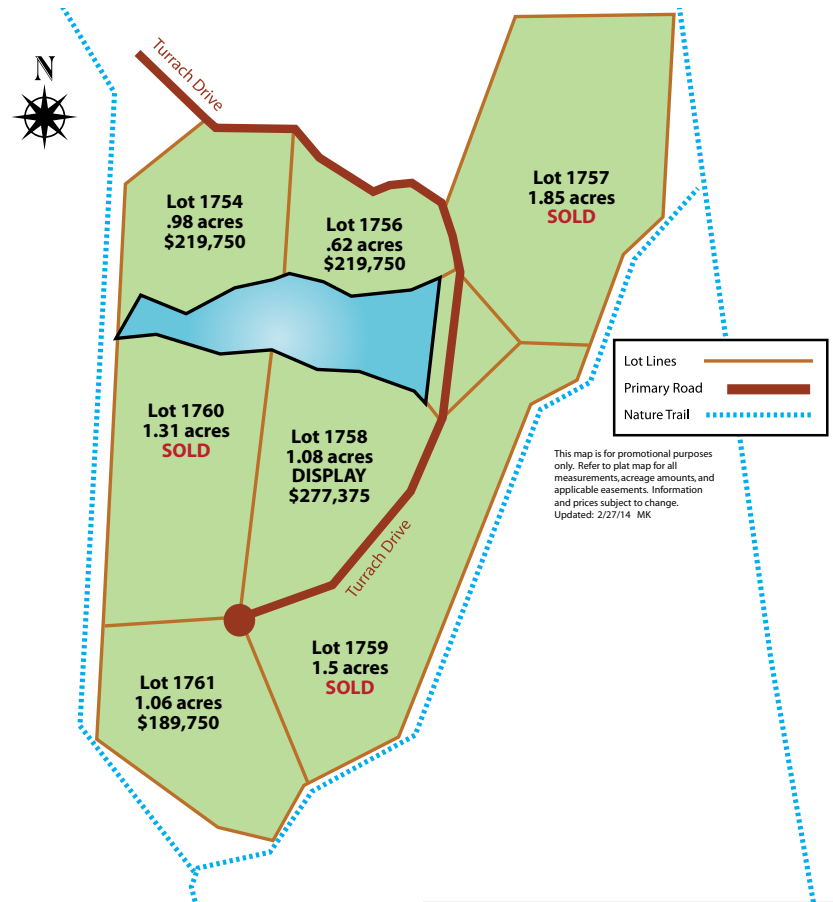
*Build Your Dream Chalet from the Ground Up!*

The chalet community at charming Lake Silvretta boasts mature woods and peaceful surrounds.

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.

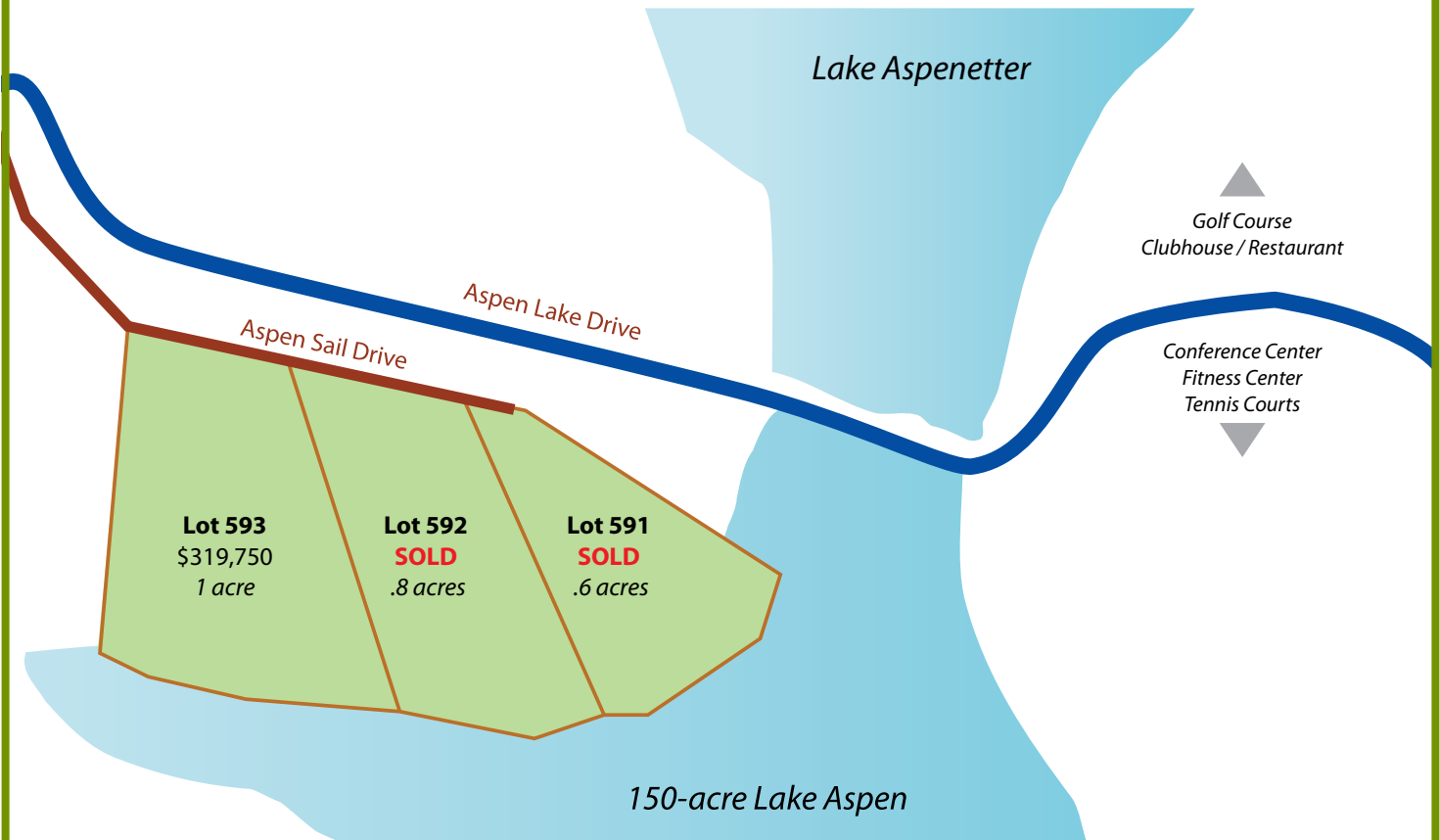
Located in the southeastern part of the Innsbrook development, the chalet community at Lake Silvretta is nestled among the forested landscape around a charming lake offering 4 lakefront lots and 3 wooded lots, ranging in size from just over a half-acre to nearly 2 acres.

For more information about the chalets at Lake Silvretta contact the Innsbrook Real Estate Office at (636)928-3366 or (636)745-3000 ext. 199 or email [properties@innsbrook-resort.com](mailto:properties@innsbrook-resort.com).



# ASPEN SAILS

Located on the shores of sought-after 150-acre Lake Aspen, this chalet community is in a centralized location at Innsbrook. Enjoy easy access to the main gate, pool, tennis courts and water access to Aspen's four sandy beaches.



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

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



**INNSBROOK**  
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2/28/14 TC

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