

# REAL ESTATE

APRIL EDITION

1232 Powderhorn Dr.



Innsbrook | [INNSBROOK-RESORT.COM](http://INNSBROOK-RESORT.COM)





# WELCOME TO INNSBROOK

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## Life at the Lakes, Closer to Home

A lake community located just 45 minutes west of St. Louis, Innsbrook has a nearly 50-year history of offering more of what your family is looking for ... living life like every day is the weekend. Innsbrook's 7,500 acres include recreational and residential properties, an event center, an amenity complex with pool, fitness center and amphitheater, as well as a public restaurant and 18-hole golf course.

We've got plenty for you to do while you're here—canoeing on the lake, horseback riding, hiking a nature trail or taking the family to a summer concert. Picture your perfect family weekend or couples getaway and retreat to a place where you can enjoy the great outdoors or just relax next to the fire. Innsbrook offers more than 100 lakes, several hiking trails, stables, and family events for all ages—truly making it nature's playground.



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# MEET OUR AGENTS

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## Innsbrook Properties, Inc.

Whether you're buying or selling, no one is more qualified to guide you through the process than our in-house real estate team.

With more than 14 decades of combined real estate experience at Innsbrook, they are always the first to know about plans for new developments and intimate details about every property. Whether you're looking for a vacation getaway or primary residence, they are eager to assist – before, during and after closing.



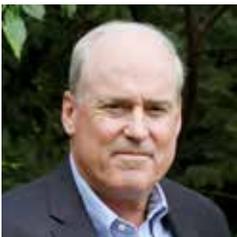
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# THE COMMUNITY

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At Innsbrook, you're not just another house in a development. You're part of a vibrant, active community with a schedule of year-round activities like family-style concerts, sporting events, kids camps, clubs and more. Here are just a few:

## Summer Breeze Concert Series

Most weekends in the summer, property owners and their guests can kick back on the lawn, reach into their cooler and enjoy a summer concert under the stars with some of the best bands the St. Louis area has to offer. There's no admission fee other than willingness to have a good time.

## Camp Innsbrook & Summer Workshops

Nature is at the center of everything we do at Innsbrook. Our summer kids camps and workshops (plus a few programs in fall) emphasize fun and discovery in nature. Past themes have included Survivor, game shows, photography, Innsbrook Ninja Warrior and more. These programs are open to the children and grandchildren of Innsbrook property owners and are a great way to make friends and meet other IBK families.

## Adult Workshops & Events

The fun isn't just for the kids! There's plenty of year-round events for adults to enjoy as well. Events have included paint-n-sips, murder mystery dinners, speaker series, sports tournaments, walk/runs and more!

## Community Clubs

There's more for community members to do than just enjoy the beautiful scenery (although we encourage that, too). Property owner-lead clubs cover a wide variety of interests including gardening and nature, fishing, pickleball, golf leagues and other social, philanthropic and community-focused groups.

## Dining

Whether it be the Clubhouse Bar & Grille, Market Cafe & Creamery, Summerhaus poolside bar & eatery, the Par Bar food truck or specials events at the Aspen Center, there are plenty of opportunities for friends, families and neighbors to gather for a refreshing drink or bite to eat. From daily specials, to holiday celebrations and pop-up events, the dining scene at Innsbrook is wonderful.

# THERE'S MORE TO EXPLORE

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## 18 Chances to Sink the Perfect Putt

Offering dramatic elevation changes and unmatched beauty, Innsbrook's 18-hole public golf course challenges golfers of all levels while providing a relaxing, picturesque backdrop. The course is a golfer's wooded sanctuary, traversing hills and narrow fertile valleys and highlighted by 12 lakes and 30 sand bunkers. Innsbrook is also the perfect out-of-the-ordinary location for your next golf outing. Whether your group is 16 or 140, we can help you plan the perfect tournament for your group. We pride ourselves on delivering flawlessly executed events that exceed your expectations and keep your guests talking. Our Pro Shop can also facilitate logoed items for a turnkey event.



## Food, Fun & Friends

The Clubhouse Bar & Grille is the rustic and refined neighborhood restaurant and bar where you'll meet friends and family for good food and good times. Located at the golf complex, the Clubhouse is a full-service restaurant, is open to the public and patrons can enjoy live music most Friday evenings. The friendly and relaxed atmosphere makes the Clubhouse a great place for hosting parties, banquets and golf events.



## Family Reunions & Vacations to Remember

Guests come to Innsbrook to get away from the hustle and bustle of everyday life — the perfect spot for relaxing and renewing. With our breathtaking scenery, a wealth of activities and amenities, comfortable accommodations and thoughtful service, Innsbrook offers guests solitude and relaxation in a great, natural setting.



### **Celebrations with Style**

Whether you're celebrating a 90th birthday or a baby shower, a graduation or a retirement, Innsbrook has the perfect space for your celebration. With a dedicated celebrations coordinator, eclectic menu options and turn-key experiences such as fire pits, lawn games and hayrides, Innsbrook can help you plan the perfect gathering from start to finish. Let us take care of the details so you can enjoy the party!



### **The Perfect Setting for Your Dream Wedding**

Set amid rolling hills and sparkling lakes, Innsbrook is a romantic wedding destination. With eight breathtaking venues ranging in style from lakeside to wooded gazebo and 18th green patio to rustic lodge, Innsbrook offers everything you would want for a storybook wedding all in one location. It's perfect for couples who want an elegant, stress-free wedding with many unique touches that not many other venues can offer. Innsbrook is also the perfect place for rehearsal dinners, showers and bachelor/bachelorette celebrations.



### **Start Thinking Outside the Cubicle**

Forget the same-old meeting location with the same-old results. Re-energize and inspire your team in our remodeled Aspen Center to think outside the cubicle in our retreat atmosphere. We're focused on helping your group reach its conference goals as well as building your team camaraderie through shared recreational time and turn-key team-building activities.

# CHARRETTE CREEK COMMONS

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Charrette Creek Commons, our amenity complex opened in 2016, has become a favorite place for Innsbrook families and guests to gather and play. The complex features a **zero-entry pool** with swim lanes, a lazy river, the **Summerhaus poolside eatery**, children's **playground**, **pickleball courts**, and **outdoor amphitheater**. Many of summer's hallmark events take place at the Commons including our Memorial Day Anniversary Party, Summer Breeze concert series and Camp Innsbrook kids events.



The complex also hosts the **fitness center** featuring cardio and weight machines, free weights, TRX suspension bands and more. You'll also find showers, common **laundry facilities** and a **community room with wi-fi**.



# TYROLEAN OASIS POOL

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Innsbrook's newest area of development expands to the southwest portion of the community and is also home to our newest amenity – the Tyrolean Oasis swimming pool, which was established in 2023. Surrounded by Sonnenhauses, Treehouses, Cottages, and Chalets as well as multiple lakes, this community pool is a refreshing destination on those steamy summer days.



At just four feet deep, this family-friendly pool is fun for all ages. Take advantage of comfy lounge chairs with shade umbrellas, a covered pavilion with ceiling fans and restrooms, plus picnic tables to enjoy your favorite packed lunch.

# OUR PROPERTY STYLES

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## Custom Homes

With the help of Innsbrook Custom Homes, you can build the home of your dreams on the golf course, in the woods, meadow, or lakeside.



## Sonnenhaus *PHASE I LOTS NOW AVAILABLE!*

Our newest concept provides an abundance of natural light and great views. Choose from two different models. Primary or vacation property.



## Treehouses *PHASE III LOTS NOW AVAILABLE!*

Reminiscent of your childhood hideaway floating high above the forest floor, but with luxurious, contemporary finishes. Choose from three styles. Primary residence or vacation getaway.



## Cottages

Our cottages can be either primary or secondary residences for year-round living. With the Tyrolean nature trail, Historic Log Cabin and 236-acre Lake Alpine nearby, there is plenty to explore.



## Chalets

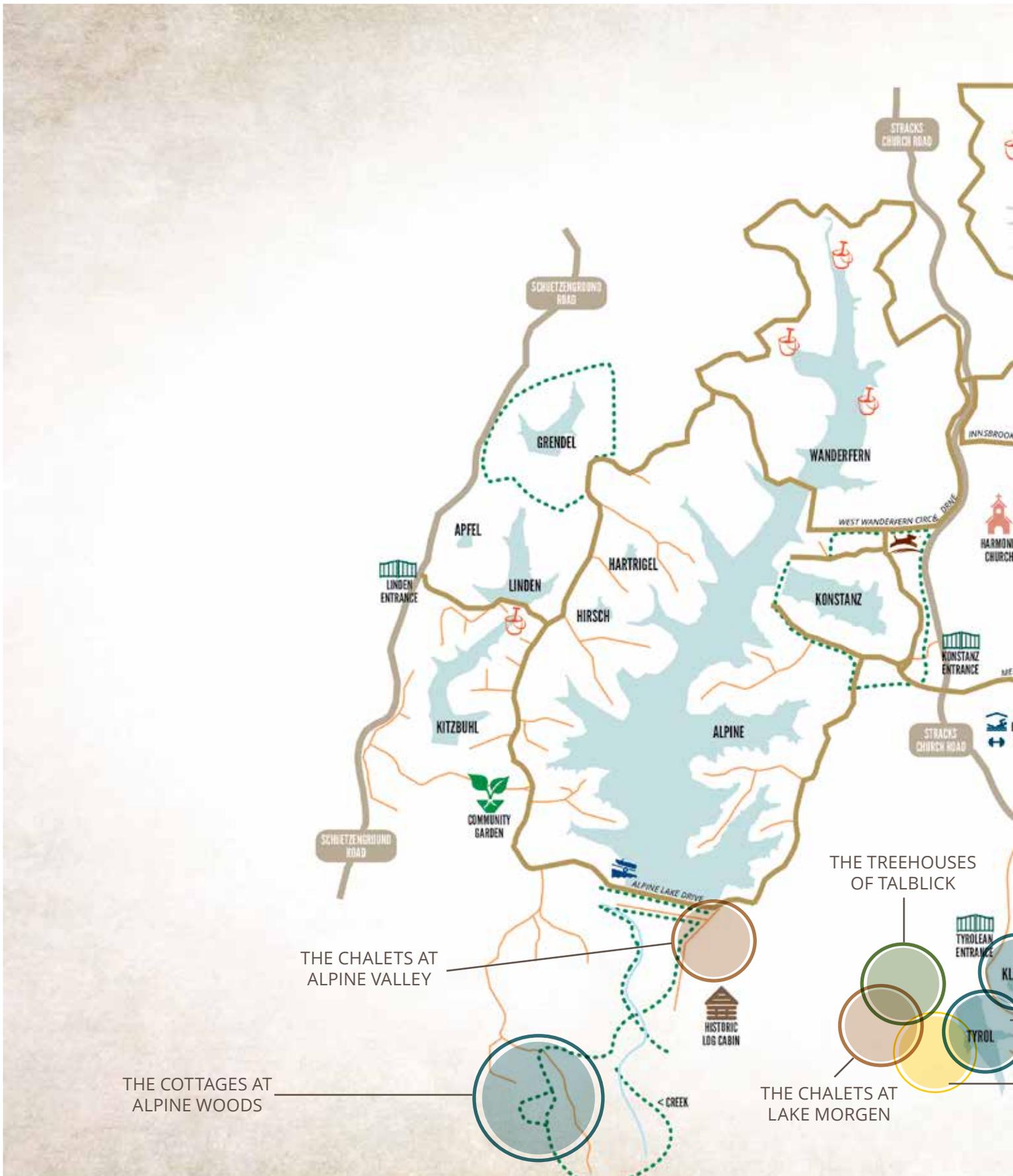
Our A-frames, commonly referred to as chalets, are for recreational use, not primary residence. A unique design feature is its wall of windows, which creates treehouse views of the woods or lake.



## Villas & Condominiums

Both low-maintenance options equal less upkeep and more fun! Villas overlook the golf course while our condos are perched on the banks of 150-acre Lake Aspen. Primary or vacation properties.

# FEATURED COMMUNITIES





# ABOUT CUSTOM HOMES

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We've been experts in the building industry since 1971. For more than 45 years, our custom home building staff has been dedicated to constructing quality homes in harmony with nature. Instead of intruding on the land, we work to create homes that take full advantage of their surroundings.

With the help of Innsbrook Custom Homes, you can build your dream home on the golf course, in the midst of serene woods, nestled in a lush meadow or on the shores of one of our prestine lakes. Plus, your construction coordinator will represent you and your views on the job site and keep you up-to-date on the progress of your home.

## A New Shade of Green

Since the community started, Innsbrook has always lived, worked, built and played by the motto "In Harmony with Nature." And now, with earth-consciousness, conservation and green ideas at the forefront of today's society, it's only natural that we are making more concerted efforts to turn our motto into determined practices.



# ADVENTURE AWAITS

## RIGHT DOWN THE ROAD

Add some excitement to those sultry dog days of summer! Start your morning off right with your favorite drink from Starbucks, grab lunch at the Par Bar then play a round of golf while taking in the beautiful scenery, plan a date night with live music and a bite to eat at the Clubhouse Bar & Grille, host a party at the Aspen Center with stunning lake views, or take full advantage of all Innsbrook's amenities by renting a vacation retreat for an overnight stay. There are infinite ways to spice things up and have a little fun. Come see for yourself!



*Scan Me*



# HOMES/HOMESITES FOR SALE

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**2282 Alpine Woods Dr.**  
**\$2,600,000 | 1.13 acres on Alpine Lake**  
*Private Dock | Incredible Views | Finished LL Walkout  
Covered Porch, LL Patio & Deck | Screened-In Porch & More!*



**575 Aspen View Dr.**  
**\$640,000 | 1.03 acres**  
*3 Bed, 2 Bath Cottage | Recently Renovated | Custom Kitchen  
Updated Sunroom | New 8x12 Composite Deck*



**2220 N Konstanz Dr.**  
**\$1,250,000 | 1.84 acres**  
*On Lake Konstanz | Two Car Garage | Entertainment Room  
Custom Kitchen | Private dock, beach area, and firepit*



**2778 Tyrol Cove Dr.**  
**\$119,900 | 1.61 acres**  
*Sonnenhaus Lot | Private Setting | Level Terrain | Serene Views  
Steps Away From The New Tyrol Pool*



**2536 Alpine Woods Dr.**  
**\$889,900 | 4.98 acres of Lush Hardwoods**  
*3 Suites w/ Bathrooms | Custom Kitchen | Finished LL  
Enjoy The Amazing Views of Alpine Valley From The Hot Tub!*

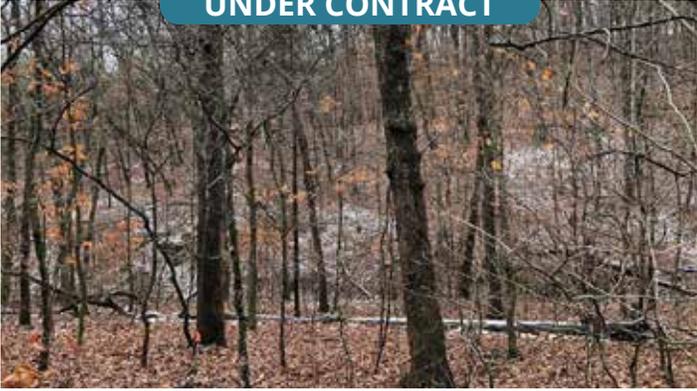


**2808 Tyrol Ridge Dr.**  
**\$105,000 | 1.41 acres Nestled in the Woods**  
*Treehouse Lot | Access to Fiber Optic Internet | Gentle Slope  
Near Nature Trails, New Pool, Lakes, and Amenities Complex*

# HOMESITES FOR SALE

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UNDER CONTRACT



## 2535 Alpine Woods Dr.

**\$95,000 | 2.24 acres Nestled in the Woods**

*Cottage Lot | Private Setting | Ideal for LL Walkout | Near Alpine Lake | Backs to Tyrolean Trail | Primary or Vacation*



## 2537 Alpine Woods Dr.

**\$92,500 | 1.75 acres Nestled in the Woods**

*Ideal for Lower-Level Walkout | Near 236- Acre Alpine Lake  
Off Blacktop | Plenty of Privacy | Backs to Creek*

# ABOUT CHALETS

Innsbrook founder Ed Boyce was inspired to build A-frame chalets during his years living in Aspen, Colorado. It was there that he admired the vaulted interiors, rustic feel and wall of windows that brought all the surrounding natural beauty inside. So he brought the Aspen A-frame to the rolling hills of Missouri wine country and Innsbrook was born.

Today, the A-frame has come a long way from the simple "A's" that were built in 1971 when Innsbrook began. The walls have been straightened to provide more living space and there is much more glass. Many of today's chalets feature private bedrooms, private baths, screened-in porches and more. The buildings still include range, refrigerator, microwave, lighting fixtures, kitchen cabinets, loft area, central heat and air, central security system and a spacious deck.

But most important is the view of woods or a lake. Some sites feature both. And like Ed Boyce's first A-frames, every new chalet at Innsbrook is designed to bring nature in.

## The Treehouse Effect

A unique design feature of the A-frame is its wall of windows, which creates "treehouse" views of the woods or lake beyond. The chalets at Innsbrook create a comforting atmosphere by bringing the outdoors indoors.

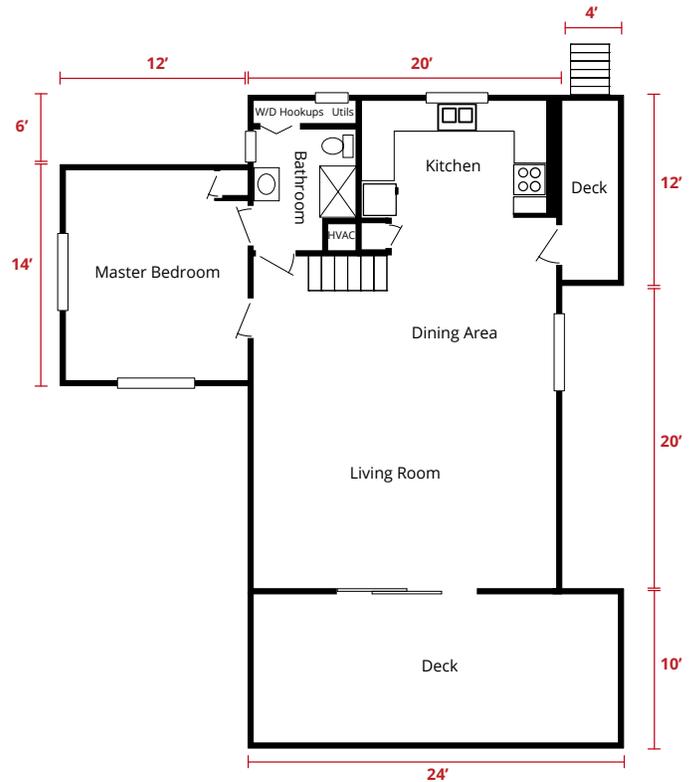
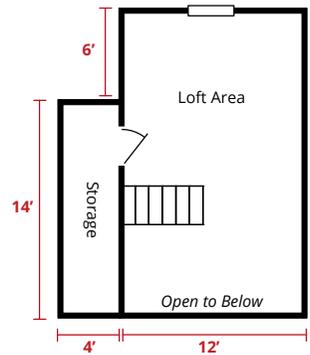
With the warmth and charm of textured, resawed wood siding, our rustic chalet homes offer you a wide variety of styles, floor plans and amenities from which to choose.

All units are handcrafted on site with the finest treated cedar and hardwood. In addition, all exterior and interior materials, floor coverings, fixtures, heating and air-conditioning systems and appliances are of superior brand quality. All A-frame construction is done by Innsbrook Corporation.

# SUMMIT MODEL



*This basic A-frame design offers approx. 1,024 square feet of living space, with a master bedroom on the main level, as well as a living room, dining area, bathroom and kitchen. The loft, overlooking the living room sleeps four. This style also includes a treated deck.*



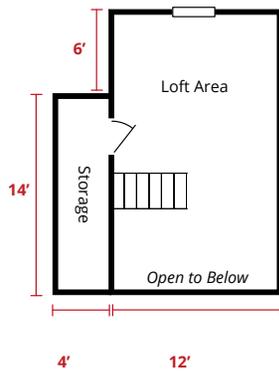
*Illustrations are for marketing purposes only.*

# SUMMIT II MODEL

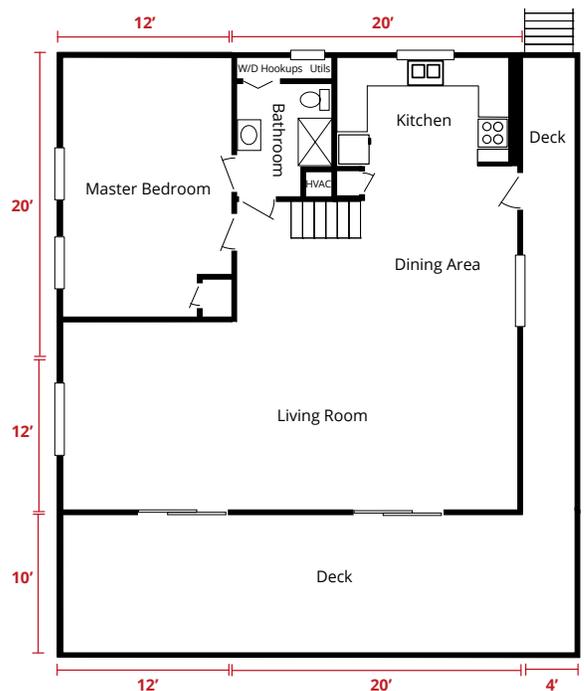
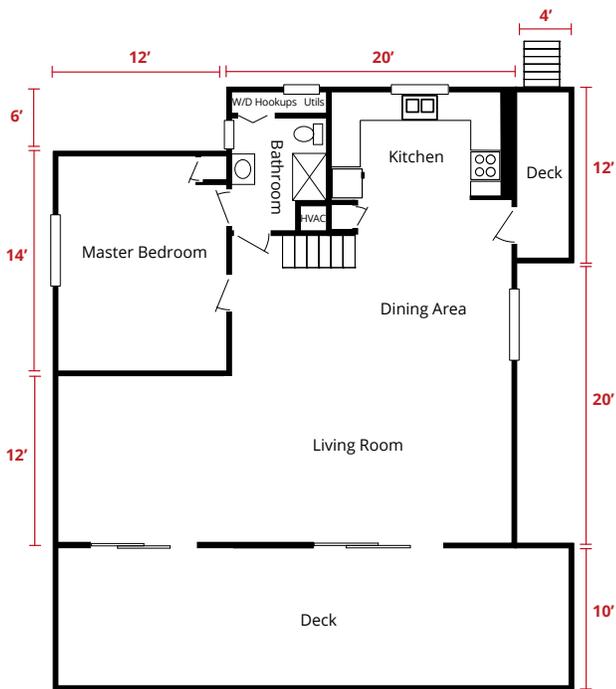
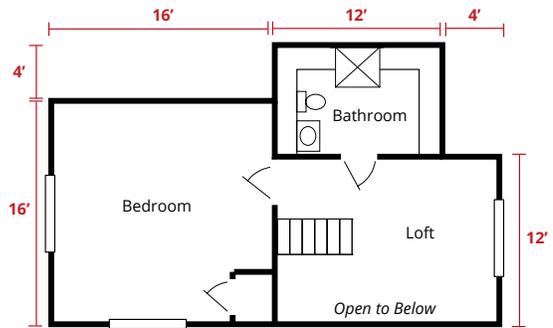
# SANTA BARBARA MODEL



With approx. 1,168 square feet of living space, the Summit II features a master bedroom on the main level, with a large living room, dining area, bathroom and kitchen. The sleeping loft overlooks the living room.



With approx. 1,750 square feet of living space, the Santa Barbara has a main-level master bedroom, living room, bathroom, dining area and kitchen. Plus, loft area with second bath and bedroom. Includes treated deck.

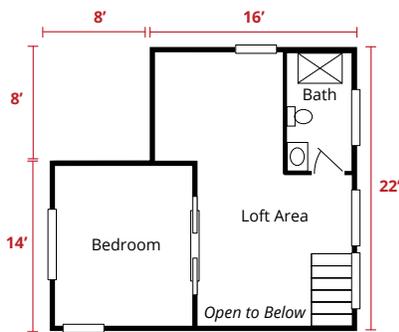


# TIMBERLINE MODEL

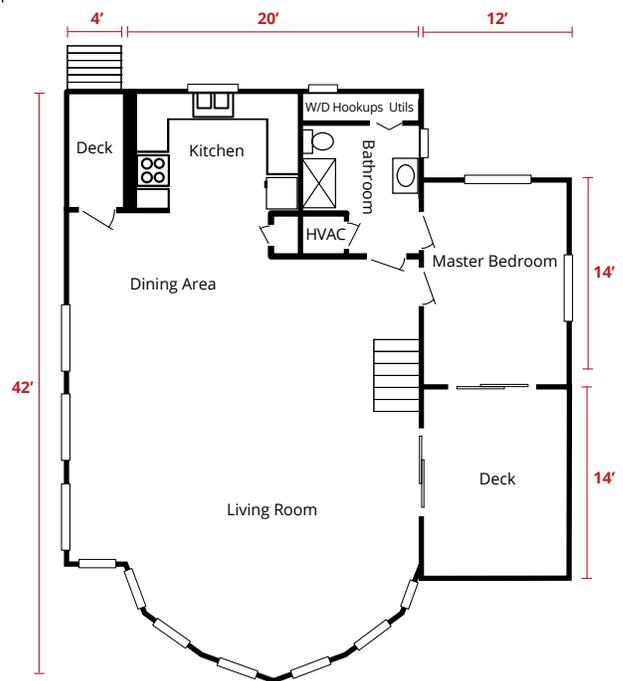
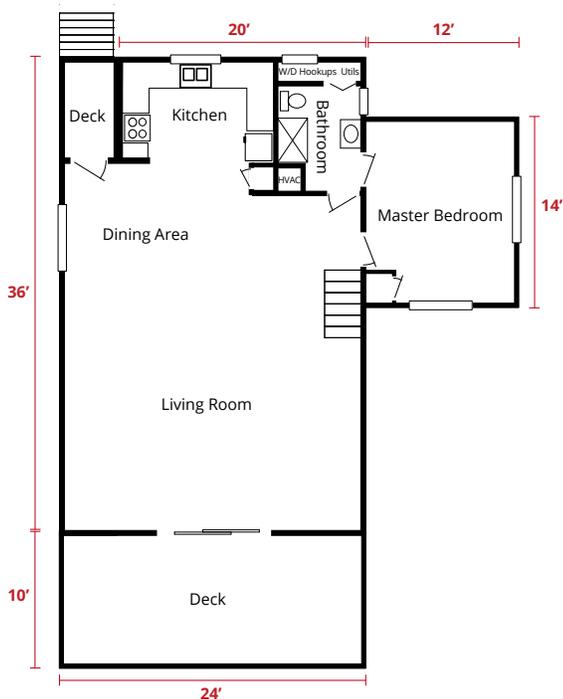
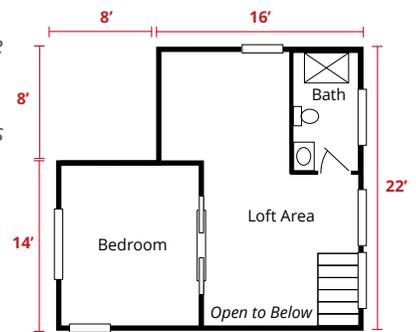
# ALPENWALD MODEL



With approx. 1,460 square feet of living space, this chalet features a main-level living room, dining area, bathroom, master bedroom, and kitchen. The upper level includes a sleeping loft with a bedroom. Includes treated deck.



With approx. 1,600 square feet of living space, the Alpenwald features an octagonal wall of windows in the living room. The side deck is accessible from the master bedroom and living room. Main floor includes dining area, bathroom and kitchen. The loft offers a bedroom and bath.



# NEW CHALET PRICE SUMMARY



## Chalet Packages and Additions

Summit.....	\$270,300
Summit II.....	\$308,600
Timberline.....	\$337,400
Santa Barbra.....	\$372,900
Alpenwald.....	\$489,000

## Fireplace Options

Lopi wood-burning stove.....	\$8,900
42" wood-burning corner fireplace, stone on face to ceiling.....	\$13,890
42" wood-burning fireplace, stone on face and returns to ceiling.....	\$14,935

*Pricing and availability as of 10/21/22 DT  
Information and pricing herein is not warranted and is  
subject to change.*

\*Summit base price includes:

*Refrigerator, stove, microwave, central heat/  
air-condition heat pump, cedartone treated  
lumber deck, LP Smartside exterior siding,  
ceiling fans, brushed nickel light fixtures,  
vinyl slider patio door, six-panel clear pine  
interior doors, vinyl framed windows, old  
style glass-end with vinyl framed stationary  
windows, arctic white paneling in ceilings,  
westport oak on walls, Sinclair cabinets,  
Formica counters in kitchen (number ending  
-58), onyx marble tops in bathrooms, Berber  
carpet and vinyl floors in kitchen and baths.*

\*Summit base price does not include:

*Dock, walkway to lake or dock, steps off  
deck, fireplace or landscaping materials for  
driveway, under chalet or retaining wall.*

\*Prices subject to change without notice.

\*Additional rock-breaking charge may  
apply for footing installation.

\*All chalets must be connected to the  
Innsbrook Security System.

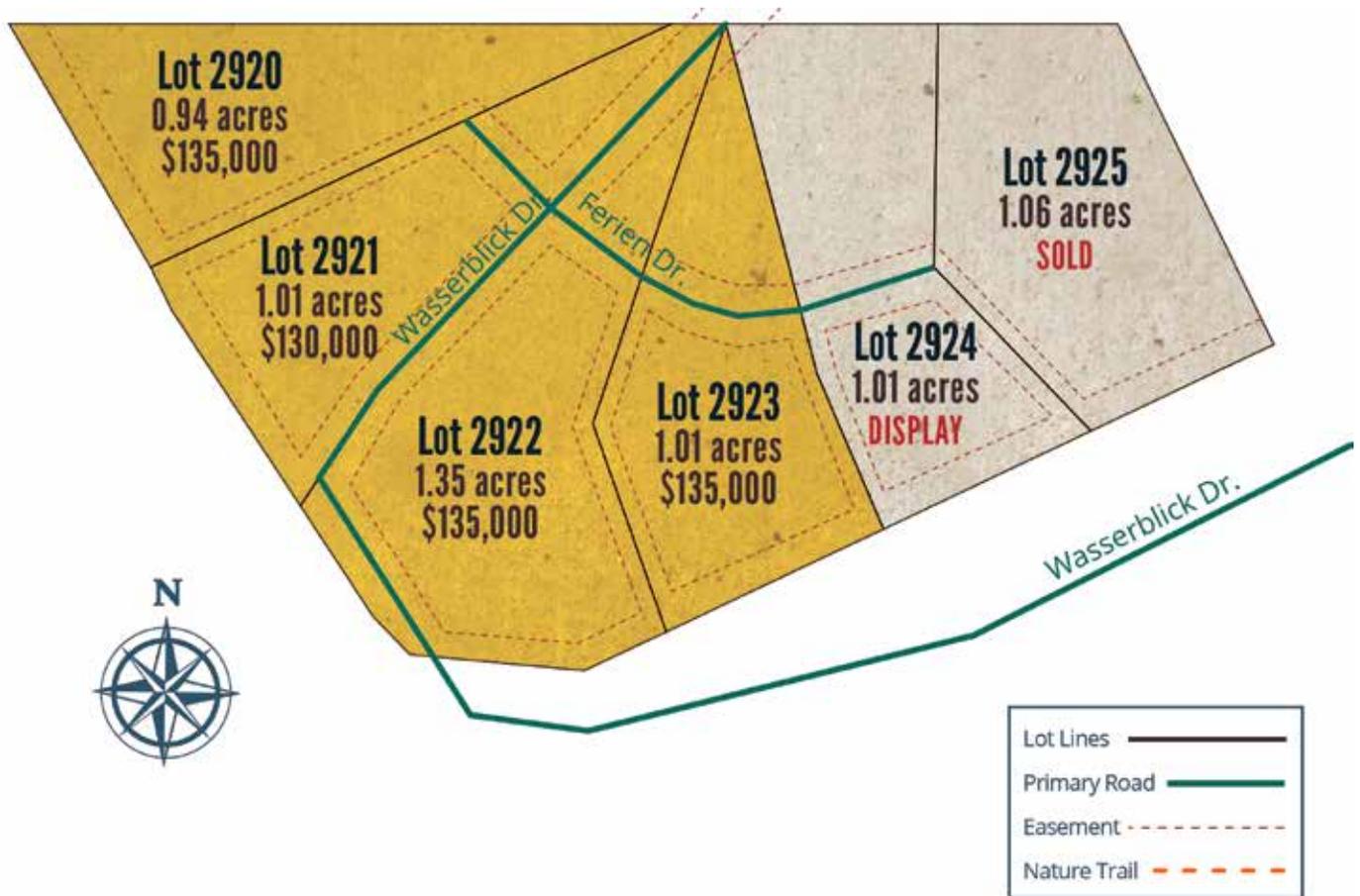
# FEATURED CHALET COMMUNITIES

## Brand New Chalet Development

*Five lots are now available!*

Explore the natural beauty of the new Tyrolean Region and discover rolling hills, multiple lakes, hiking trails, community pool, and more. Located near Innsbrook's primary amenity complex and surrounded by 1,500 beautiful acres of dense forest and rolling hills. *Chalets are secondary properties and cannot be used as a primary residence.*

Lot	Price	Acreage	Setting
2920	\$135,000	0.94 acres	Woods
2921	\$130,000	1.01 acres	Woods
2922	\$135,000	1.35 acres	Woods
2923	\$135,000	1.01 acres	Woods
2924	Display	1.01 acres	Woods
2925	Contract	1.06 acres	Woods



This map is for promotional purposes only. Refer to plat map for all measurements, acreage amounts, and applicable easements. Information and prices subject to change.  
Map as of 03/27/24 RL

# CHALETS FOR SALE

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**2726 Frieden Pass Dr.**  
**\$970,000 | 4 bed | 2 bath | 1.49 acres**  
*Fully Furnished | On Lake Frieden | Built in 2022*  
*Floor to Ceiling Stone Fireplace | Rentable Area*



**848 East Aspen Circle Dr.**  
**\$699,900 | 2 bed | 1.5 bath | 1.96 acres**  
*Fully Furnished | On Lake Aspen | Wood Burning Stove*  
*Spacious Deck w/ Lake Views | Rentable Area*



**2411 Kitzbuhl Bluff Dr.**  
**\$945,000 | 4 bed | 2 bath | 1.82 acres**  
*Fully Furnished | On Lake Kitzbuhl | Ample Sleeping Space*  
*Private Dock & Beach | Rentable Area*



**1234 Powderhorn Dr.**  
**\$569,900 | 2 bed | 1 bath | 1.18 acres**  
*200 Feet of Shoreline on Lake Wren | On Sewer*  
*Stunning Stone Fireplace | Private Lakeside Dock*



**1232 Powderhorn Dr.**  
**\$849,900 | 3 bed | 2 bath | 1.13 acres**  
*Fully Furnished | On Lake Wren | Upscale Furniture*  
*Floor to Ceiling Stone Fireplace | Private Shoreline*

# CHALETS FOR SALE

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**846 East Aspen Circle Dr.**  
**\$750,000 | 2 bed | 2 bath | 1.27 acres**  
*On Lake Aspen | Close to Amenities | Stone Fireplace  
Updated Kitchen | Pergo Flooring | Large Circle Driveway*



**847 East Aspen Circle Dr.**  
**\$599,900 | 2 bed | 2 bath | 1.11 acres**  
*On Lake Aspen | Master Bedroom Features Private Deck  
Beautiful Stone Fireplace | Close to Amenities*



**793 North Aspen Cove Dr.**  
**\$749,900 | 3 bed | 2 bath | 2.83 acres**  
*Off The Shore of Lake Aspen & Close to Seebach Beach  
Custom Kitchen | SS Appliances | Hot Tub | Firepit*



**774 St Gallen Oaks Dr.**  
**\$575,000 | 1 bed | 1.5 bath | 2.40 acres**  
*On Lake St Gallen | Private Dock | Rentable Area  
Floor to Ceiling Windows | Wood Burning Fireplace*



**2902 Sunset Ridge Dr.**  
**\$599,900 | 3 bed | 2 bath | 3.34 acres**  
*Fully Furnished | Near Lake Alpine | Expansive Deck  
Floor to Ceiling Stone Fireplace | Abundance of Windows*



**353 Seebrook Lake Dr.**  
**\$564,900 | 2 bed | 1.5 bath | 2.60 acres**  
*Fully Furnished | On Lake Seebrook | Recently Remodeled  
Storage Shed | Private Dock | Double Circle Driveway*

# ABOUT THE SONNENHAUS

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Introducing the next evolution of Innsbrook properties! The first community of its kind combines the modern exterior of our treehouses with cozy interior elements of a cottage into one convenient and comfortable residence that can transition from a vacation home to a permanent residence. Focused on open spaces and natural light, both plans also offer a designated list of upgrade opportunities for owners to choose from, including a screened in patio, corner fireplace in the family room, detached garage, and much more.

Located in the Tyrolean region of Innsbrook, this area offers its own security entrance, freshly paved roads, and is in close proximity to Charrette Creek Commons, multiple lakes, the Tyrolean nature trail and the brand new Tyrolean Oasis swimming pool. For more details or to view a 3D virtual tour, contact one of our Innsbrook Properties, Inc. real estate experts or visit [www.innsbrook-resort.com/real-estate/communities/sonnen-haus/](http://www.innsbrook-resort.com/real-estate/communities/sonnen-haus/)

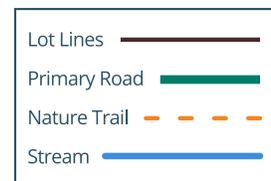
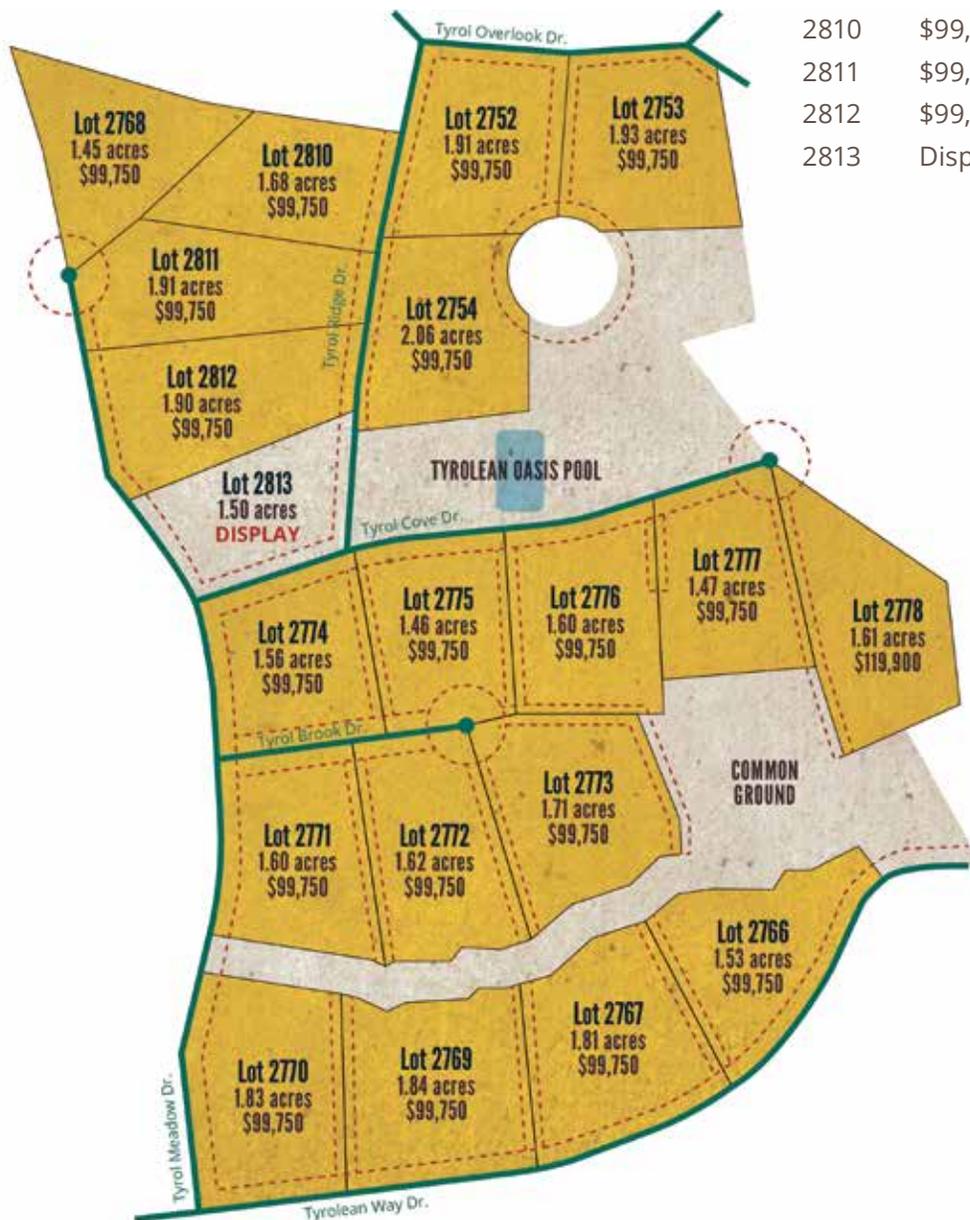


# NEW SONNENHAUS COMMUNITY

## Phase I

Lots Now Available!

Lot	Price	Acreage	Setting	Lot	Price	Acreage	Setting
2766	\$99,750	1.53 acres	Woods	2773	\$99,750	1.71 acres	Woods
2767	\$99,750	1.81 acres	Woods	2774	\$99,750	1.56 acres	Prairie
2768	\$99,750	1.45 acres	Woods	2775	\$99,750	1.46 acres	Woods
2769	\$99,750	1.84 acres	Woods	2776	\$99,750	1.60 acres	Woods
2770	\$99,750	1.83 acres	Woods	2777	\$99,750	1.47 acres	Woods
2771	\$99,750	1.60 acres	Prairie	2778	\$119,900	1.61 acres	Woods
2772	\$99,750	1.62 acres	Woods	2752	\$99,750	1.91 acres	Woods
				2753	\$99,750	1.93 acres	Woods
				2754	\$99,750	2.06 acres	Woods
				2810	\$99,750	1.68 acres	Prairie
				2811	\$99,750	1.91 acres	Prairie
				2812	\$99,750	1.90 acres	Prairie
				2813	Display	1.50 acres	Prairie



*This map is for promotional purposes only. Refer to plat map for all measurements, acreage amounts and applicable easements. Information and prices subject to change. Nature trails are representative only. Updated: 3/27/24 RL*



## ABOUT THE TREEHOUSES

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Introducing the future of Innsbrook! This all-new concept is the first community of its kind. It blurs the lines between stylish contemporary home design and your childhood hideaway floating high above the forest floor. Two lots remain in phase I and phase II lots have already sold out. Development of phase III is underway, which consists of 22 additional lots that are now available for purchase!



Located in the Tyrolean region of Innsbrook, this area offers a private entrance gate and is in close proximity to the Charrette Creek Commons amenity complex, multiple lakes, the Tyrolean nature trail and a brand new pool site. Primary residence or vacation retreat? The choice is yours!



# SONNENBERG MODEL



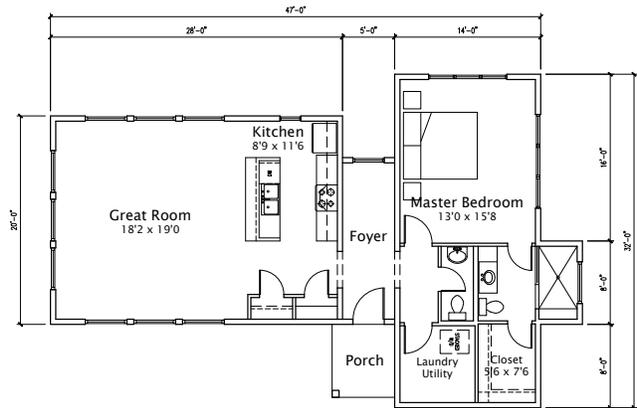
Front: Roofline B



Back: Roofline B



Front: Roofline A



- ONE BEDROOM
- TWO BATHROOM
- 1120 SQUARE FEET

*Pricing subject to change. Please call for most up-to-date pricing.*



Back: Roofline A

# WINTERGARTEN MODEL



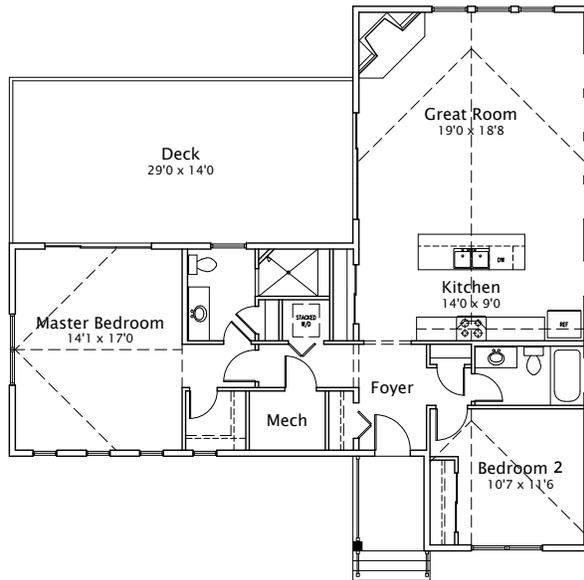
Front: Roofline B



Back: Roofline B



Front: Roofline A



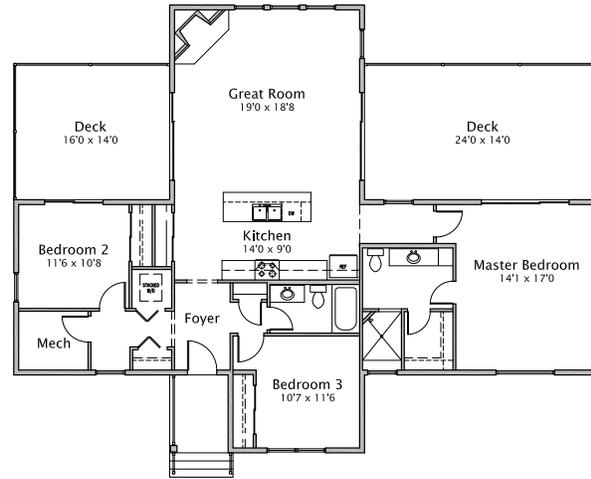
- **TWO BEDROOM**
- **TWO BATHROOM**
- **1394 SQUARE FEET**

*Pricing subject to change. Please call for most up-to-date pricing.*



Back: Roofline A

# WALDENBERG MODEL



- **THREE BEDROOM**
- **TWO BATHROOM**
- **1592 SQUARE FEET**

*Pricing subject to change. Please call for most up-to-date pricing.*

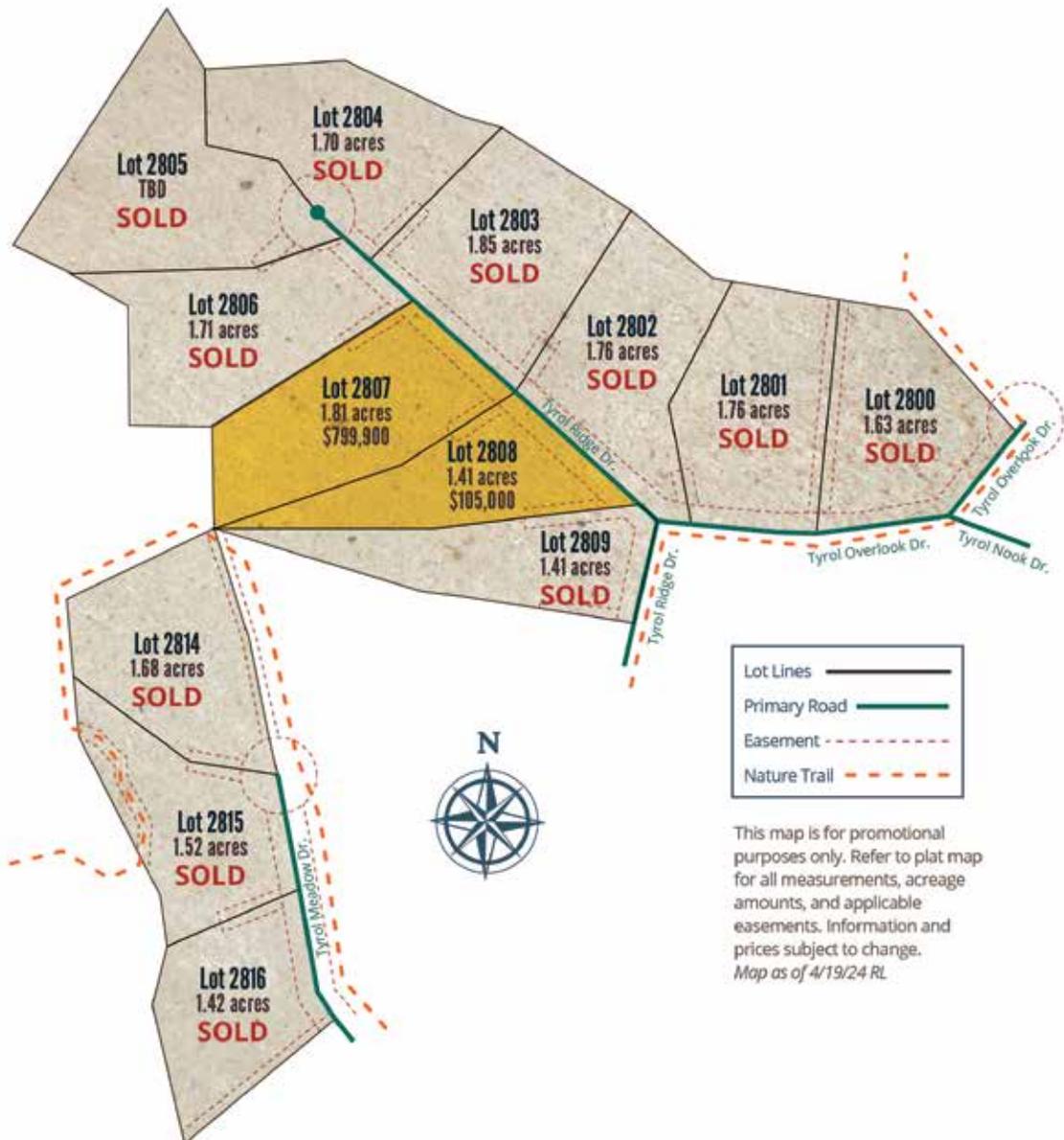


# NEW TREEHOUSE COMMUNITY

## Phase I

One new construction lot and one brand new Treehouse remain!

Lot	Price	Acreage	Setting
2807	\$799,900	1.81 acres	Woods
2808	\$105,000	1.41 acres	Woods

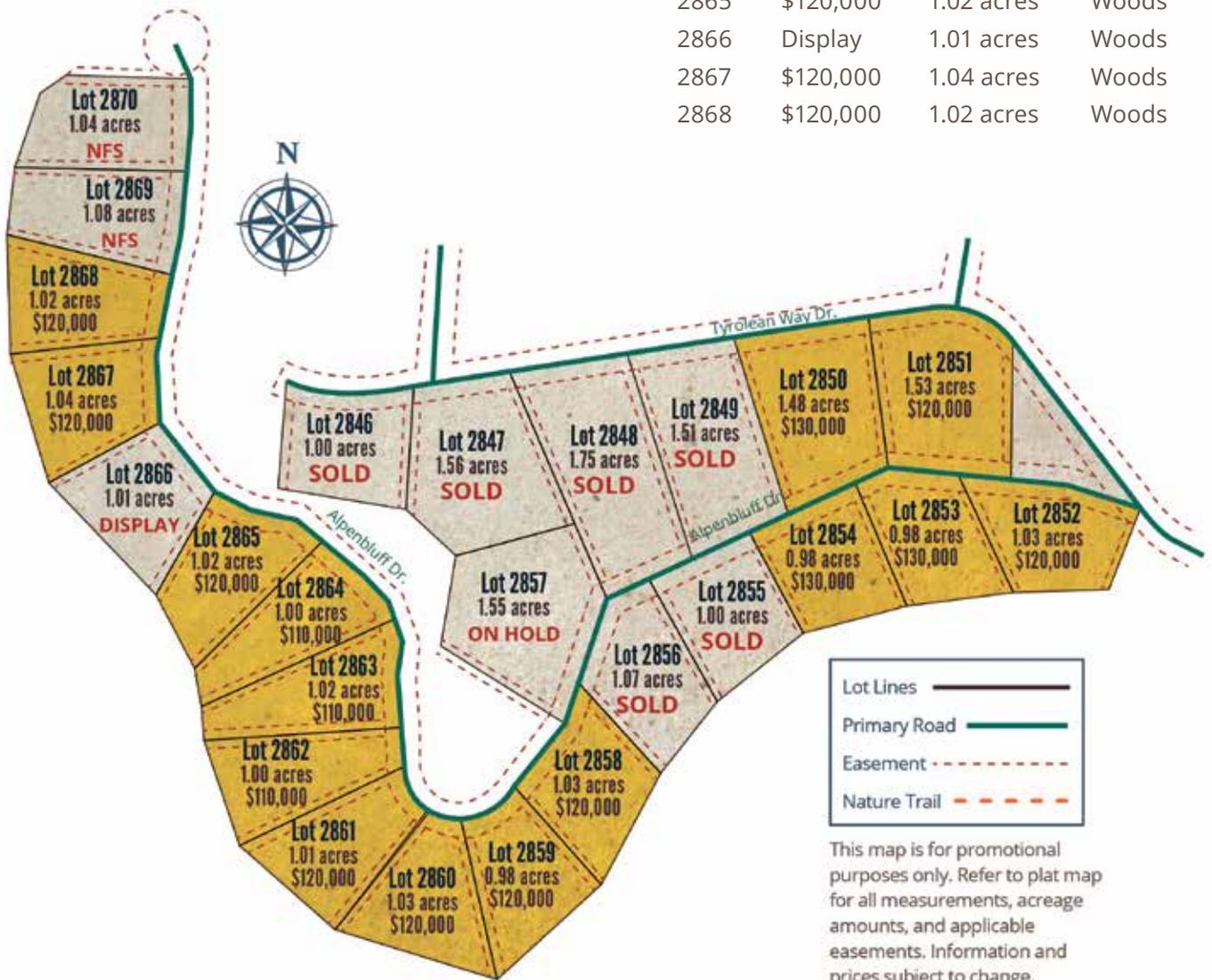


# NEW TREEHOUSE COMMUNITY

## Phase III

New Lots Now Available!

Lot	Price	Acreage	Setting	Lot	Price	Acreage	Setting
2846	Sold	1.00 acres	Woods	2855	Sold	1.00 acres	Woods
2847	Sold	1.56 acres	Woods	2856	Sold	1.07 acres	Woods
2848	Sold	1.75 acres	Woods	2857	On Hold	1.55 acres	Woods
2849	Sold	1.51 acres	Woods	2858	\$120,000	1.03 acres	Woods
2850	\$130,000	1.48 acres	Woods	2859	\$120,000	0.98 acres	Woods
2851	\$120,000	1.53 acres	Woods	2560	\$120,000	1.03 acres	Woods
2852	\$120,000	1.03 acres	Woods	2861	\$120,000	1.01 acres	Woods
2853	\$130,000	0.98 acres	Woods	2862	\$110,000	1.00 acres	Woods
2854	\$130,000	0.98 acres	Woods	2863	\$110,000	1.02 acres	Woods
				2864	\$110,000	1.00 acres	Woods
				2865	\$120,000	1.02 acres	Woods
				2866	Display	1.01 acres	Woods
				2867	\$120,000	1.04 acres	Woods
				2868	\$120,000	1.02 acres	Woods



Lot Lines ———  
 Primary Road ———  
 Easement - - - - -  
 Nature Trail - - - - -

This map is for promotional purposes only. Refer to plat map for all measurements, acreage amounts, and applicable easements. Information and prices subject to change.  
 Map as of 04/19/24 RL



## ABOUT CUSTOM COTTAGES

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The perfect combination – a cross between custom homes and chalets – Innsbrook’s cottages offer a convenient and comfortable getaway option for your family that can transition from a vacation home to a permanent home—now or in the future.

The cottage design offers resort living coupled with that getaway feel close to everyday conveniences and a host of amenities. Cottages are steeped in the cozy, rustic feel you’d expect from a retreat and are the perfect mid-way option between homes and chalets. Choose from one of our four models or custom-design your own.

# ALPENHAUS MODEL



## Features

- 1,215 square feet with an optional 1,032 in the lower level
- Master bedroom suite on main level
- Kitchen with island breakfast bar overlooking great room
- Floor-to-ceiling stone fireplace in the great room
- Pre-engineered wood floors in foyer and great room
- One-car detached garage with covered walkway to the cottage
- Covered front porch with half-stone columns and cedar posts
- Architectural shingles

## Main Level Floorplan 1,215 sq. ft.



## Lower Level Floorplan



# NORDHAUS MODEL



## Features

- 2,102 square feet
- Master bedroom suite on main level
- Two additional bedrooms and bathrooms with loft area on upper level
- Kitchen with breakfast bar overlooking great room
- Floor-to-ceiling stone fireplace in the great room
- Pre-engineered wood floors in foyer and great room
- Main floor laundry with storage area
- Attached one-car garage
- Covered front porch with half-stone columns and cedar posts
- Large covered deck
- Architectural shingles

## Main Level Floorplan 1,164 sq. ft.



## Upper Level Floorplan 938 sq. ft.



# WÄLDERN MODEL



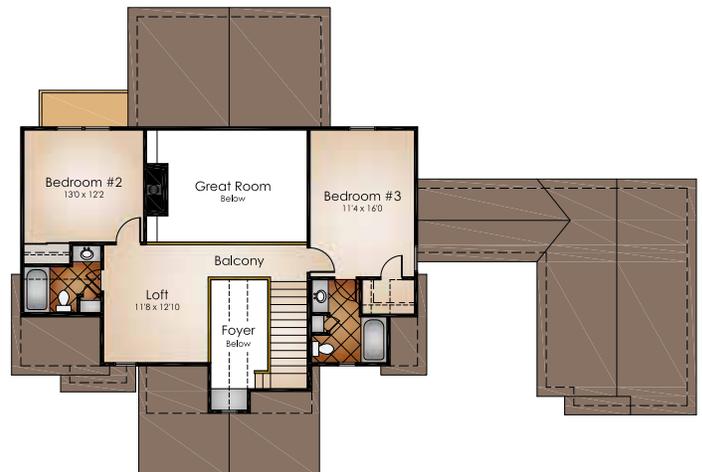
## Features

- 2,069 square feet
- Master bedroom suite on main level
- Two additional bedrooms and bathrooms on upper level
- Loft area with balcony upstairs overlooking great room
- Kitchen with breakfast bar overlooking separate dining room
- Floor-to-ceiling stone fireplace in the great room
- Pre-engineered wood floors in foyer and great room
- Main floor laundry
- Attached one-car garage
- Covered front porch with half-stone columns and cedar posts
- Large covered deck
- Architectural shingles

**Main Level Floorplan** 1,327 sq. ft.



**Upper Level Floorplan** 742 sq. ft.



# ALDERBRÜCK MODEL



## Features

- 2,061 square feet
- Master bedroom suite on main level
- Two additional bedrooms and bathrooms on upper level
- Large loft area upstairs overlooking great room
- Kitchen with breakfast bar overlooking dining room
- Floor-to-ceiling stone fireplace in the great room
- Pre-engineered wood floors in foyer and great room
- Main-floor laundry
- Attached one-car garage
- Covered front porch with half-stone columns and cedar posts
- Wrap-around covered deck
- Architectural shingles

**Main Level Floorplan** 1,231 sq. ft.



**Upper Level Floorplan** 830 sq. ft.



# FEATURED COTTAGE COMMUNITIES

## Lake Tyrol

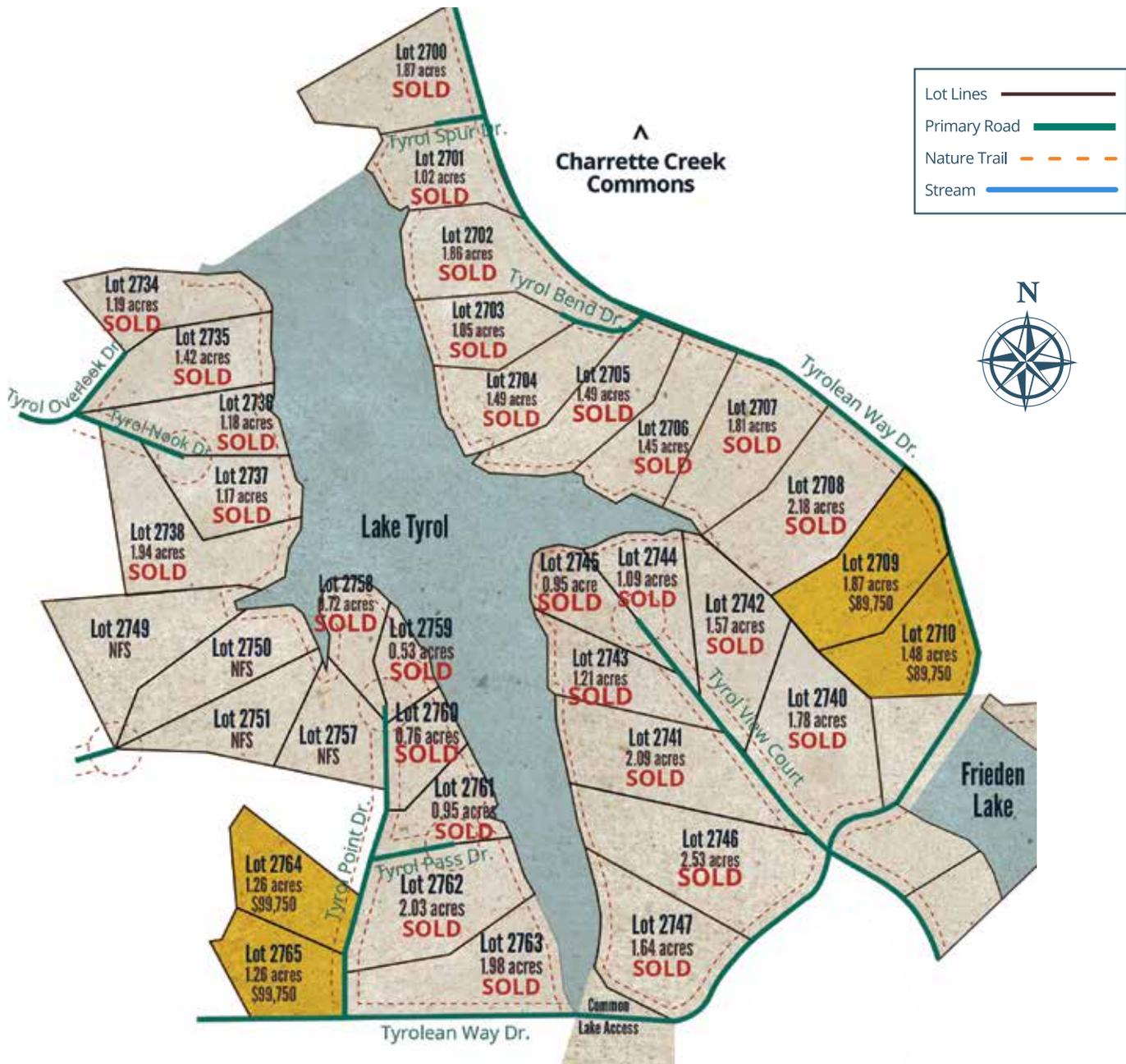
Phase III sites are now available on west Lake Tyrol!

Explore the natural beauty of the new Tyrolean Region and discover 16+ acre Lake Tyrol. New lots are now available for custom cottages in this new area of development, with 1,500 beautiful acres of forest and lakes for future development.

*This map is for promotional purposes only. Refer to plat map for all measurements, acreage amounts and applicable easements. Information and prices subject to change. Nature trails are representative only.  
Updated: 1/24/24 RL*

Lot	Price	Acreage	Setting
2709	\$89,750	1.87 acres	Woods
2710	\$89,750	1.48 acres	Woods
2760	Sold	0.76 acres	Lake Tyrol
2764	\$99,750	1.26 acres	Woods
2765	\$99,750	1.26 acres	Woods

NFS - Not for sale



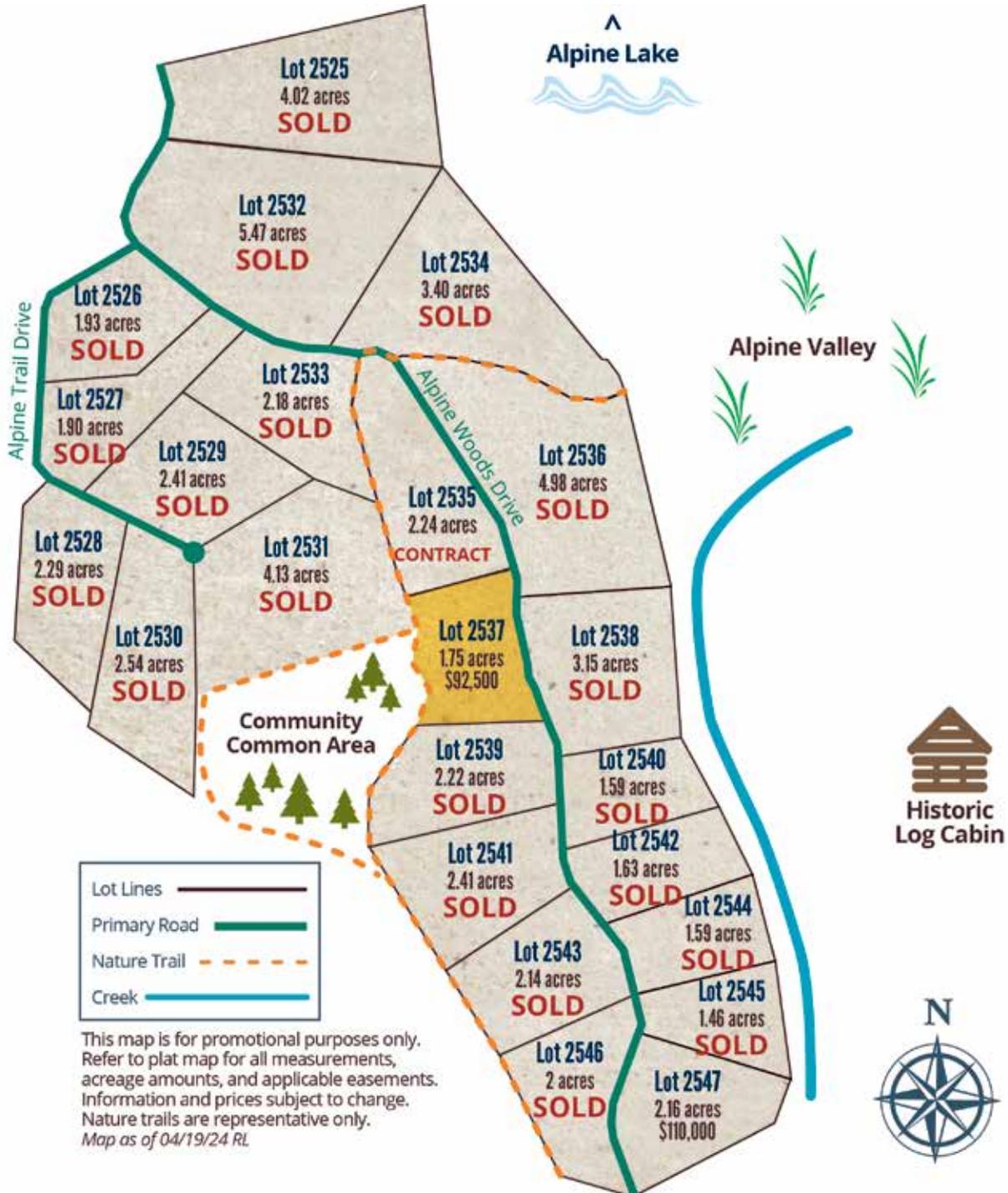
# FEATURED COTTAGE COMMUNITIES

## Alpine Woods

Explore the natural beauty of the Alpine Valley.

Located in the southwestern part of the development, there is plenty to explore at the Cottages at Alpine Woods community. The Tyrolean nature trail, Historic Log Cabin and 236-acre Lake Alpine are all nearby.

Lot	Price	Acreage	Setting
2533	Sold	2.18 acres	Woods
2535	Contract	2.24 acres	Woods
2537	\$92,500	1.75 acres	Woods
2547	\$110,000	2.16 acres	Woods



# ABOUT CONDOMINIUMS

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Don't you deserve a place where you can spend the afternoon walking in the woods, enjoying a round on the golf course, or watching the sun melt into the lake?

The condominiums at Innsbrook can be your haven. Set against a backdrop of 7,500 acres, the condominium complex rests on the shores of 150-acre Lake Aspen.

Each condominium is equipped with a spacious living and dining area, full kitchen, fireplace, outdoor deck, air-conditioning, cable television and ample parking.

The one-bedroom Villa Suites are perfect for that intimate, relaxed weekend getaway.

In addition, the Deluxe and Plush units are two-story townhouses, affording more room for entertaining guests.

Plus, the amenities at Innsbrook allow you the opportunity to do everything ... or nothing at all. Golfing, tennis, hiking, swimming, biking, canoeing, sailing and much more.



— The Treehouses —  
**NEW PROPERTY**

**COMING  
SOON!**



**2866 Alpenbluff Dr.**  
**\$875,000 | 2 bed | 2 bath | 1.01 acres**  
*Built in 2024 | Near Tyrolean Oasis Pool*

- Shed roof Treehouse
- Unfinished basement
- Corner freestanding wood stove
- 6' x 14' screened-in dining bump-out on portion of deck
- Black on black windows instead of white or sandstone
- Black on black windows for unfinished basement
- Add row of black on black windows behind wood stove
- Shiplap accent ceiling in great room/kitchen/dining
- Cambria bath tops
- Full height quartz backsplash in kitchen
- Laminate flooring in bedrooms and closets instead of carpet
- 20' x 26' shed roof unfinished garage
- Rock breaking/10' foundation pour/expansive soil/hauling
- 29' x 14' patio
- Upcharge for David Bradley cabinets
- Mulch around yard



**Innsbrook**

For more details, speak with one of our Innsbrook Experts or contact us at  
636.928.3366 x9199 | [property@innsbrook-resort.com](mailto:property@innsbrook-resort.com) | [www.innsbrook-resort.com](http://www.innsbrook-resort.com)



## Download the Innsbrook App

Now you can take Innsbrook with you wherever you go with our app! With the FREE Innsbrook app, you can:

- Stay up-to-date with our upcoming events
- Make dining reservations at the Clubhouse Bar & Grille
- View real estate listings
- Schedule a tee time
- And more!

*The app is available by searching "Innsbrook" in the Apple App Store or Google Play Store.*



## Innsbrook Property Owner 2023-2024 Annual Assessment Fees

Chalets NOT on Sewer.....	\$3,220
Chalets on Sewer.....	\$4,018
Treehouses.....	\$4,018
Homes.....	\$4,018
Homesites.....	\$2,260
Condos.....	\$7,852+



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