



*Real Estate*  
at  
**INNSBROOK**

*our listings* **SEPTEMBER || 2014**



## ABOUT INNSBROOK

### *Life at the Lakes, Closer to Home*

A vacation home community located 45 minutes west of Saint Louis, Innsbrook has a 43-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, a conference center, in addition to the restaurant, and 18-hole public 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, a retreat to a place where you can enjoy the great outdoors or just cuddle next to the fire. Innsbrook offers more than 100 lakes, several nature trails, stables, and family events for all ages—truly making it nature's playground.





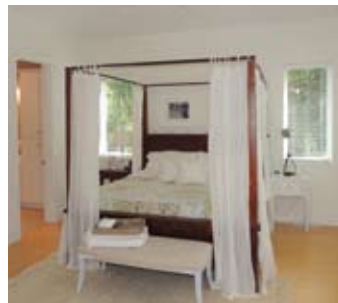
**2241 Alpine Run Drive** \$3,200,000 | 5 beds | 5 full, 2 half baths | 3.6 acres  
*Elegant and Tranquil Setting | Personal Fitness Room | Kitchen with Top-of-the-Line Finishes*

Secluded, elegant, and tranquil are just a few of the words that describe this home. Nestled among towering oak trees on Innsbrook's largest lake, this piece of paradise boasts 767 feet of shoreline and captivating views from every room.

The homeowners spared no expense when building this property, incorporating every option available. The attention to detail in every aspect of this home's design screams quality, and comes with all the space necessary for sheer comfort when entertaining family and friends, either for short visits or extended stays.

The gourmet kitchen is a chef's delight with granite counter tops, custom cabinetry, and top-of-the-line appliances. Relax or entertain others while enjoying your favorite film in the media room after a vigorous workout in the fitness room.

With more than 3 acres of sprawling landscape and walking paths, this stunning home's private, park-like setting is just what you would expect to experience in an ideal vacation property.



**2306 Alpine Lake** \$1,200,000 | 4 beds | 4.5 baths | 2.07 acres

*Luxurious Kitchen | Two Private Decks | Stained Glass Windows*

This stunning, one-of-a-kind home on Lake Alpine is designed for entertaining. It features four large bedrooms, each with a private bathroom, making this the perfect home to host multiple families without feeling cramped. Your guests will marvel at the amount of natural light the house offers.

You'll notice water views, trees, light, and plenty of character as you enter the two-story foyer. The 100-year-old clerestory stained glass windows were salvaged from a rural church built around the turn of the century.

The custom kitchen includes stainless appliances, two dishwashers, marble countertops, and a large center island. The kitchen opens to the dining area and vaulted great room, where a floor-to-ceiling stone fireplace adorns one wall.

The bird's nest loft offers phenomenal views of the lake and woods, while the lower-level features a large living space with two bedrooms and a wet bar. The luxury continues outside with private decks, a patio, and a dock.



**2392 Alpine Lake Drive \$1,199,000 | 4 beds | 3.5 baths | 3.78 acres**

*Extremely Private Setting | Easy Access to Lake Alpine | Private Area for Overnight Guests*

This property is a premier location on one of Innsbrook's largest lakes, and at just under four acres of property one need not be concerned with privacy. Lake Alpine offers some of the best sailing, fishing, and kayaking the area has to offer. Gently sloping access to your private dock means sunset cruises just steps away from your back door await.

The home exudes luxury, with a stunning wall of windows and floor-to-ceiling stone fireplace, creating a warm and inviting ambiance designed for entertaining.

This custom home's open floorplan offers plenty of room for family and friends – not to mention the added space in the bonus room above the garage that offers a private sleeping and bath arrangement for those overnight guests looking for a bit more privacy.

Transport yourself to your own private paradise with this amazing home, loaded with features and surrounded by Innsbrook's family oriented atmosphere. It's a must-see!



**2277 Alpine Point** \$969,900 | 4 beds | 2.5 baths | 1.4 acres

*Panoramic Views of Lake Alpine | Woodburning Fireplace | Professionally Landscaped*

This spacious custom-designed home with an open floorplan offers an elegant yet casual environment, perfect for entertaining family and friends. The great room features a vaulted ceiling with wood beams, hardwood floors, a woodburning fireplace and a wall of windows that offer spectacular views of the lake.

The generously-sized kitchen offers custom cabinetry, solid surface counters and plenty of storage and workspace. Also boasting ample living space is the main floor master bedroom suite, which includes a soaking tub and separate shower, study and walk-in closet.

The walkout lower-level features three bedrooms and bathroom, a spacious recreation room with a woodburning fireplace and plenty of windows with lake views.

Moving outside, the covered deck provides panoramic views and access to the oversized three-car garage. This home has been professionally landscaped to allow for minimal maintenance and more time to relax, without compromising on style.

## 2307 Alpine Lake Drive

**\$799,900 | 4 beds | 3.5 baths | 3.84 acres**

*Private Dock and Beach Area | Gorgeous Views*

- Beautiful open floorplan with spacious great room featuring floor-to-ceiling windows and high-efficiency woodburning stove
- Kitchen features custom hickory cabinets with quartz engineered counter tops and hardwood floors
- The center island boasts a lighted glass china cabinet
- Finished lower level with a family room, small kitchen, two more bedrooms and full bath



## 914 Silver Fox Drive

**\$750,000 | 5 beds | 3.5 baths | 2.01 acres**

*Picturesque Setting | Four Fireplaces*

- Floor-to-ceiling fireplace and windows create wonderful ambiance
- Kitchen features a huge center island, work area, cozy hearth room with fireplace, and custom cabinetry
- The master bedroom has a fireplace, wall of windows, huge closet and bathroom
- Outside you'll find a private lakeside dock along with multiple decks and patios
- The garage is oversized to allow for an RV and has plenty of storage and workspace



## 2121 Quail Glen Drive

**\$675,000 | 4 beds | 3 full, 2<sup>1/2</sup> baths | 3.16 acres**

*Lakefront Home | Sunroom | Private Dock*

- Great room features vaulted ceilings and panoramic lake views
- Spacious kitchen with center island and breakfast area
- Master suite includes private sunroom and deck access
- Finished lower-level with large family room, kitchenette and walkout to patio with easy access to lakeside dock on Quail Lake





**518 Whippoorwill View Drive**  
**\$527,900 | 4 beds | 3 full, 2 half baths**  
**1.13 acres**

*Located on Whippoorwill Lake | Screened Porch*

- Functional and spacious kitchen with stainless steel appliances, Audra floors and quartz countertops
- Hand-scraped wood floors and wood ceilings
- Gas stone fireplace is shared between the great room and the kitchen
- Beautiful yard complete with very attractive landscaping and terraced gardens



**2122 Meadow Valley Drive**  
**\$499,900 | 4 beds | 3 baths | 4.54 acres**

*Move-In Ready | Screened-In Porch*

- Vaulted great room with a huge wall of windows and floor-to-ceiling stone fireplace
- Remodeled kitchen with new cabinetry, granite counters, and appliances
- Lower-level features a recreation room with fireplace, a workout room and plenty of storage space
- Updated with designer carpet, paint, and trim throughout

**UNDER CONTRACT**



**537 Lorraine Lake Drive**  
**\$459,499 | 5 beds | 3.5 baths | 1.02 acres**

*Great for Entertaining | Spacious Sunroom*

- Great room features stone front woodburning fireplace and soaring 12' high ceilings
- Spacious kitchen with great work space and storage
- Sunroom with gorgeous views of surrounding mature forest
- Master suite includes hardwood floors, separate tub and shower, and access to private deck
- Lower-level features extra bedrooms, recreation room and spacious unfinished area for storage or workshop



### 2104 Meadow Ridge Drive

**\$449,900 | 4 beds | 3.5 baths | 5.07 acres**

*Private Wooded Setting | Glass-Enclosed Sunroom*

- Spacious great room with 12' ceilings and crown molding
- Oversized deck and glass-enclosed sunroom, perfect for entertaining
- Spacious eat-in kitchen with great storage and work space
- Lower-level walkout with large recreation room, gas fireplace and two bedrooms



### 892 Silver Fox Ridge Drive

**\$449,900 | 4 beds | 3 baths | 1.6 acres**

*View of Silver Fox Lake | Three-Season Room*

- Custom home boasts main level hardwood floors, open floorplan with vaulted ceilings
- Spacious great room with stone front woodburning fireplace.
- Eat-in kitchen with breakfast bar and plenty of work space and storage
- Lower-level walkout features a spacious living room/recreation room, two additional bedrooms and bath



### 1179 Turnberry Drive

**\$434,500 | 4 beds | 3.5 baths | 0.81 acres**

*Charming Golf Course Home | Recreation Room*

- Spacious great room with a two-story wall of windows
- Main floor features hardwood floors, tongue-and-groove pine ceilings with crown molding, separate dining room, family room with built-in shelving, and a breakfast room
- Spacious, open kitchen with island, walk-in pantry and solid surface counters
- Lower-level offers a rec room with gas fireplace, office/study and plenty of storage and work space



### 469 Greenside View Drive

**\$429,900 | 4 beds | 4.5 baths | 1.4 acres**

*Overlooks Golf Course | Four-Season Room*

- Oversized deck and four-season room overlooking the golf course and woods
- Custom-designed kitchen with island, abundant work space, and breakfast room
- Spacious living room with custom masonry fireplace
- Lower-level boasts a private billiards room, office with fireplace, large workshop, and a recreation room with wet bar
- Master suite with a jacuzzi tub and separate shower



### 972 Aspenetter View

**\$419,900 | 4 beds | 3 baths | 0.84 acres**

*Golf Course Views | Plenty of Privacy*

- Vaulted great room has tons of natural light with floor-to-ceiling windows
- Chef's dream kitchen with huge center island and granite countertops
- Large breakfast and sunroom off the kitchen
- Spacious recreation room downstairs perfect for gatherings with a wet bar, fireplace, and access to patio



### 498 Woodlake Drive

**\$409,900 | 4 beds | 3 baths | 1.11 acres**

*Perfect Inviting Home for Entertaining*

- Vaulted great room features wall of windows, gas fireplace, built-in cabinets and opens to dining room
- Kitchen has breakfast bar and great storage
- Large deck and patio overlooking the woods
- Lower-level walkout with living room
- Master suite has walk-in closet, bathroom with separate tub and shower



## 905 Silver Fox Drive

**\$369,900 | 3 beds | 3 baths | 0.75 acres**

*Golf Course Home | Lower-Level Walkout*

- Open design with main level maplewood floors throughout and a vaulted great room with a wall of windows
- Spacious kitchen with breakfast bar, custom cabinetry and granite counters
- Glass-enclosed four-season room which leads to a spacious deck, perfect for outdoor entertainment
- Lower-level walkout features a custom bar, billiards room, and living area with stone front woodburning fireplace



## 520 Whippoorwill View Drive

**\$360,000 | 3 beds | 3 baths | 0.95 acres**

*Views of Scenic Whippoorwill Lake*

- Custom home with open design, spacious great room and stone front fireplace
- Open kitchen with abundant counter space and separate dining room
- Enclosed screened-in porch leads to oversized deck overlooking the lake
- Walkout lower-level features large recreation room with additional fireplace



## *The Villas at Eagle Bend...*

Eagle Bend offers convenience and luxury in an unbeatable setting, within walking distance to the Innsbrook golf course, driving range and clubhouse.

Spacious enough for year-round living and cozy enough for a vacation home, the Eagle Bend villas come with professional landscaping, irrigation and lawn care.

Each with approximately 2,000 square feet of living space, one- and two-bedroom villas are available and located just a short drive from 150-acre Lake Aspen and sandy beaches.



### *1094 Eagle Bend Drive*

**\$449,900 | 3 beds | 3.5 baths | 0.23 acres**

*Ten Foot Ceilings | Walk-in Closets*

- Spacious main level great room with gas fireplace
- Eat-in kitchen/dining room, gourmet kitchen with island countertop, and custom cabinetry
- Main level master bedroom suite with AirMasseur tub and separate shower
- Cozy den features floor-to-ceiling built-in cabinets and skylights
- Walkout lower level features a large living area with wet bar



### *1090 Eagle Bend Drive*

**\$355,750 | 2 beds | 2 baths**

*Golf Course View | Upgraded Features*

- Distressed solid wood floors, custom cabinetry, three piece painted crown molding, and stone fireplace
- Granite solid surface tops and tile flooring in the baths
- Offers an all-purpose room large enough for extra sleeping or current use as a media room
- Situated overlooking #9 fairway



## CHALETS



**1370 Alpine Bluffs Drive**  
**\$685,000 | 4 beds | 3.5 baths | 2.38 acres**  
*On Alpine Lake | Lower-Level Bunk Room  
Sleeps Nine | Walkout to Two Levels | Hot Tub*



**1712 Lake Wynnbrook Drive**  
**\$399,000 | 3 beds | 2.5 baths | 2.49 acres**  
*Woodburning Stove/Fireplace | Expansive Deck  
Custom Kitchen | 25' Vaulted Ceilings*

**SOLD**



**832 W. Aspen Nook Drive**  
**\$524,900 | 3 beds | 2 baths | 0.8 acres**  
*Lakeside Dock and Beach Area on Lake Aspen  
Completely Renovated | Extended Deck*



**600 Innisfree Lake Drive**  
**\$389,900 | 3 beds | 2 baths | 0.89 acres**  
*Private Dock and Beach Area on Lake Innisfree  
Woodburning Stone Fireplace | Screened Porch*



**711 Aspen Cliff Drive**  
**\$399,900 | 4 beds | 2 baths | 1.21 acres**  
*Large Deck Overlooking Lake Aspen | Firepit  
Private Dock | Sensational Boulder Landscaping*



**819 East Aspen Circle Drive**  
**\$369,900 | 3 beds | 1.5 baths | 1.54 acres**  
*Private Dock | Expansive Deck | Freshly Stained  
Updated Kitchen | Extended Great Room*

## CHALETs



### **762 St. Gallen Point Drive**

**\$369,900 | 2 beds | 2 baths | 1.7 acres**

*Panoramic Views of Lake St. Gallen | Skylights  
Lakeside Dock | Short Gentle Walk to Water's Edge*



### **1145 Turnberry Drive**

**\$349,500 | 3 beds | 2 baths | 1.27 acres**

*Lakefront Chalet Close to Golf Course  
Enormous Guest Bedroom*



### **1254 Cardinal Lake Drive**

**\$349,900 | 3 beds | 2.5 baths | 1.77 acres**

*Woodburning Stove | Covered Front Porch  
Wall of Windows Overlooks Lake | Furnished*



### **120 Innsbrook Pines Drive**

**\$339,900 | 2 beds | 2 baths | 3.23 acres**

*On 55-Acre Lake Innsbrook | Great Views  
Woodburning Fireplace | Private Lakeside Dock*



### **122 East Innsbrook Way**

**\$349,900 | 3 beds | 1 full, 2<sup>1/2</sup> baths | 3.49 acres**

*Woodburning Stove | Updated Kitchen  
Wrap-Around and Expanded Deck*



### **124 West Innsbrook Way Drive**

**\$339,900 | 3 beds | 2 baths | 2.01 acres**

*Large Great Room | Updated Breakfast Bar  
Cozy Sunroom | Huge Deck | Brand New Dock*

## CHALETs



### *710 Aspen Peak*

**\$325,000 | 2 beds | 2 baths | 1.5 acres**

*Private Dock on Lake Aspen | Expansive Deck  
Updated Kitchen | Extended Great Room*



### *33 West Brenner Drive*

**\$299,900 | 3 beds | 2 baths | 1.57 acres**

*Woodburning Fireplace | Adjacent to Beach  
Gorgeous Interior | Large Kitchen | Level Lot*



### *1162 Limberry Cove Drive*

**\$319,900 | 2 beds | 2 baths | 1.34 acres**

*Spacious Wrap-Around Deck | Updated Kitchen  
Floor-to-Ceiling Stone Fireplace | Private Lake*



### *599 Innisfree Lake Drive*

**\$299,500 | 3 beds | 2 baths | 0.95 acres**

*Stone Fireplace | Spacious Floor Plan  
Three-Season Room | Private Lakeside Dock*



### *1247 Cardinal Oaks Drive*

**\$309,900 | 3 beds | 2 baths | 2.01 acres**

*Wrap-Around Deck | Woodburning Stove  
Cedar Ceilings Throughout Main Floor*



### *1317 Innisfree Circle*

**\$297,000 | 3 beds | 2 baths | 1.22 acres**

*Private Dock on Lake Innisfree | Stone Fireplace  
Breakfast Nook | Oversized Deck | Spacious Loft*



## CHALETS



**607 Muetze Point Drive**  
**\$289,900 | 3 beds | 2 baths | 2.16 acres**  
*Close to Beaches | Enlarged Kitchen*  
*Large Great Room | Beautiful Covered Deck*



**1239 Wren Drive**  
**\$284,900 | 2 beds | 2 baths | 1.05 acres**  
*Expanded Great Room | Woodburning Fireplace*  
*Private Lakeside Dock | Spacious Deck*



**116 Grenoble Lake Drive**  
**\$289,900 | 3 beds | 2 baths | 3.22 acres**  
*Four-Season Room | Expanded Deck | Private Dock*  
*Newly Remodeled Kitchen and Baths*



**1246 Cardinal Oaks Drive**  
**\$279,000 | 1 bed | 2 baths | 2.18 acres**  
*Oversized Deck | Additional Sleeping Loft*  
*Beautiful View of Cardinal Lake | Secluded Setting*



**836 Mitten Ridge Drive**  
**\$285,000 | 2 beds | 2 baths | 2.29 acres**  
*Woodburning Stove/Fireplace | All-Season Room*  
*Insulated Wood Ceilings | Expanded Deck*



**1758 Turrach Drive**  
**\$277,375 | 1 bed | 1 bath**  
*Treehouse Setting | Sleeping Loft | Lakeside Dock*  
*Distressed Hardwood Floors | Stone Fire Pit*

## CHALETs



### *1216 Whitetail Lake Drive*

**\$270,000 | 3 beds | 2 baths | 1.37 acres**

*Expanded Kitchen | Stone Front Fireplace  
Treetop View of Lake Whitetail from Deck*



### *1235 Powderhorn Drive*

**\$259,900 | 3 beds | 2 baths | 1.75 acres**

*Oversized Deck | Screened Porch | Stone Fireplace  
Gentle Slope to Lakeside Dock | Enlarged Kitchen*



### *112 East Lucern Circle Drive*

**\$269,900 | 3 beds | 2 baths | 2.57 acres**

*Newly Renovated Chalet | "U" Shaped Kitchen  
Screened-In Porch with Views of a Private Lake*



### *2425 Alpine Lake Drive*

**\$250,000 | 3 beds | 2 baths | 2.96 acres**

*Glass-Enclosed Three-Season Room | Large Kitchen  
Easy Access to Lakes Linden, Kitzbuhl and Alpine*



### *336 West Wanderfern Circle Drive*

**\$265,000 | 2 beds | 2.5 baths | 2.3 acres**

*Woodburning Fireplace | Wood Walkway to Dock  
Floor-to-Ceiling Windows | Wrap-Around Deck*



### *1224 Powderhorn Drive*

**\$249,900 | 2 beds | 2 baths | 1 acre**

*Private Lakeside Dock | Spacious Kitchen  
Stone Front Woodburning Fireplace*

## CHALETS



**683 Shadow Oak Drive**  
**\$249,000 | 3 beds | 2 baths | 1.46 acres**  
*Woodburning Fireplace | Spacious Great Room  
Three-Season Room | Private Lakeside Dock*



**931 Woodlake Drive**  
**\$239,900 | 3 beds | 2 baths | 0.89 acres**  
*Screened Porch | Expansive Two-Level Deck  
Short, Level Walk to Dock*



**940 Silver Fox Drive**  
**\$245,900 | 2 beds | 1 bath | 0.8 acres**  
*Screened Porch | Renovated Kitchen and Bath  
Additional Private Bedroom and Sleeping Loft*



**401 Cervina Woods Court**  
**\$235,000 | 2 beds | 2.5 baths | 2.4 acres**  
*Close to Beach | Unique Chalet Design  
Finished Walkout Lower-Level*



**964 Audubon Crossing**  
**\$239,900 | 2 beds | 2 baths | 1 acre**  
*Located Near Golf Course | Screened Porch  
Private Lakeside Dock | Woodburning Stove*



**291 East Wanderfern Circle Drive**  
**\$234,900 | 2 beds | 2 baths | 2.1 acres**  
*Gorgeous Lake Views | Spacious Deck Area  
Woodburning Fireplace | Enlarged Kitchen*

## CHALETs



**291 East Wanderfern Circle Drive**  
**\$234,900 | 2 beds | 2 baths | 1.91 acres**  
*Spacious Kitchen | Woodburning Fireplace  
Sleeping Loft | Large Deck*



**1236 Powderhorn Drive**  
**\$229,900 | 1 bed | 1 bath | 2.5 acres**  
*Open Floorplan | Woodburning Fireplace  
Washer/Dryer Closet | Extended Loft*



**2391 Linden Crossing**  
**\$234,500 | 1 bed | 1 bath | 1.6 acres**  
*Short Walk to Beach Area on Lake Kitzbuhl  
Views of Lake Linden | Stone Fireplace*



**1706 Lake Wynnbrook Drive**  
**\$229,900 | 1 bed | 1 bath | 2.04 acres**  
*Spacious Screened Porch | Ceramic Tile Floors  
Expanded Deck with Hot Tub/Spa | Sleeping Loft*



**354 Seebrook View Drive**  
**\$229,900 | 1 bed | 1 bath | 2.6 acres**  
*Updated Kitchen | Extended Great Room  
Gentle Walk to Lake Seebrook*



**63 East Lucern Circle Drive**  
**\$229,500 | 2 beds | 2 baths | 3.54 acres**  
*Private Dock on Brenner Lake | Open Floorplan  
Expanded Kitchen | Breakfast Bar | Furnished*

## CHALETS



### **777 B White Heron Drive**

**\$224,900 | 2 beds | 2 baths | 2.77 acres**

*Expanded Great Room | Woodburning Fireplace  
Enlarged Sleeping Loft | Spacious Deck*



### **840 Mitten Ridge Drive**

**\$189,900 | 2 beds | 1 bath | 2.08 acres**

*Stone Fireplace | Hardwood Floors  
Extra Large Sleeping Loft | Vaulted Ceiling*



### **742 Solitude Point Drive**

**\$215,900 | 2 beds | 1 bath | 2.2 acres**

*Spacious Deck | Updated Kitchen and Bath  
Panoramic Lake Views | Woodburning Stove*



### **456 Woodlake Drive**

**\$174,900 | 1 bed | 1 bath | 1.92 acres**

*Screened Porch | Floor-to-Ceiling Windows  
Woodburning Stove | Wrap-Around Deck*



### **608 Muetze Pointe Drive**

**\$209,900 | 1 bed | 2 baths | 1.53 acres**

*Floor-to-Ceiling Windows | Woodburning Stove  
Extended Wrap-Around Deck | Lakeside Dock*



### **113 Innsbrook Pines Drive**

**\$169,900 | Sleeping Loft | 1 bath | 2.3 acres**

*Private Lakeside Dock | Woodburning Stove  
Huge Deck | Spacious Sleeping Loft*

## CHALETs



### **653 Blue Heron Drive**

**\$169,900 | 2 beds | 1 bath | 3.4 acres**

*Private Dock | Close to Beach | Remodeled  
Most Furniture Included | Centrally Located*



### **757 East St. Gallen Drive**

**\$164,900 | 2 beds | 1 bath | 3.3 acres**

*Stamped Concrete Patio | Wall of Windows  
Expanded Kitchen | Woodburning Stove*

**UNDER CONTRACT**



### **351 Lake Seebrook Drive**

**\$169,000 | Sleeping Loft | 1 bath | 2 acres**

*Gentle Slope to Lakeside Dock | Expanded Deck  
Centrally Located to Lake Alpine and Wanderfern*



### **280 East Wanderfern Circle Drive**

**\$140,000 | Sleeping Loft | 1 bath | 1.9 acres**

*Park-like Setting | Impeccably Maintained  
Expanded Deck | Private Lakeside Dock*



### **78 West Altdorf Drive**

**\$165,000 | 2 beds | 2 baths | 3.25 acres**

*Floor-to-Ceiling Fireplace | New Floor Coverings  
Updated Kitchen and Baths | Turn Key Sale*



### **697 Shadow Lake Circle Drive**

**\$139,900 | 1 bed | 1 bath | 2.76 acres**

*Lovely Wooded Setting | Spacious Sleeping Loft  
Wall of Windows | New Carpet | Close to Beach*

## CHALETs



**797 S. Aspen Point Drive**  
**\$139,900 | Sleeping Loft | 1 bath | 1.5 acres**  
*Move-In Ready with Furnishings | Many Updates  
Close to Beach Area on Lake Aspen*



**962 Woodlake Drive**  
**\$125,000 | 1 bed | 1 bath | 1.2 acres**  
*Spacious Deck | Woodburning Stove/Fireplace  
Updated Kitchen and Bath | Loft Extension*



**739 South Aspen Cove Drive**  
**\$134,900 | Sleeping Loft | 1 bath | 2.90 acres**  
*Open Floor Plan | Walking Distance to Beach  
Woodburning Fireplace/Stove*



**1149 Turnberry Drive**  
**\$119,900 | 1 bed | 2 baths | 1.59 acres**  
*Peaceful Setting | Spacious Great Room  
Additional Sleeping Loft | Oversized Deck*



**320 Trinity Ridge Drive**  
**\$129,900 | Sleeping Loft | 1 bath | 2.1 acres**  
*Screened Porch | Oversized Deck  
Close to Beach on Wanderfern Lake*



**237 Nature Valley**  
**\$109,900 | Sleeping Loft | 1 bath | 3.18 acres**  
*Fully-Furnished | Spacious Deck | Very Private  
Close to Lake Innsbrook and Resort Amenities*

## CONDOS

*Our condominium complex rests on the shores of 150-acre Lake Aspen, with three sand beach areas, swim docks, boat marinas and nearby nature trails.*

*Condo owners also have the option to participate in Innsbrook's Condo Rental Program, offering rental income possibilities.*



**46 S. Lionshead Drive**  
**\$299,900 | 3 beds | 2.5 baths**  
*On the Shores of Lake Aspen*

**SOLD**



**11 Lionshead Ridge Drive**  
**\$339,900 | 4 beds | 3.5 baths**  
*Two Master Suites | Stone Fireplace*

**UNDER CONTRACT**



**96 Geneva View Drive**  
**\$299,000 | 3 beds | 3.5 baths**  
*Three Suites | Close to the Beach*



**102 Geneva Cove Drive**  
**\$314,900 | 2 beds | 3 baths**  
*Two Master Suites | Panoramic Lake Views*



**56 South Lionshead Drive**  
**\$289,900 | 3 beds | 2.5 baths**  
*Scenic View of Lake Aspen | Oversized Deck*



## CONDOS



### **111 Geneva Cove Drive**

**\$269,000 | 2 beds | 2.5 baths**

*Recently Renovated | Overlooking Aspen Lake*



### **23 North Lionshead Drive**

**\$241,900 | 2 beds | 2 baths**

*Open Floorplan | Glass-Enclosed Porch*



### **53 South Lionshead Drive**

**\$255,000 | 2 beds | 1.5 baths**

*Breathtaking View of the Lake | Large Loft*



### **147 Geneva Cove Drive**

**\$209,900 | 2 beds | 1 bath**

*Panoramic Lake Views | Vaulted Ceilings*



### **65 South Lionshead Drive**

**\$246,810 | 2 beds | 2 baths**

*Private Deck and Balcony | Updated Kitchen*



### **146 Geneva Cove Drive**

**\$204,000 | 2 beds | 1 bath**

*Fully-Furnished | Woodburning Fireplace*

## CONDOS



**157 Geneva Cove Drive**  
**\$189,900 | 2 beds | 1 bath**  
*Recently Remodeled | Fireplace | Oversized Deck*



**74 Geneva Bend Drive**  
**\$74,900 | Villa Suite | 1 bath**  
*Upper-Level Suite | Overlooking Woods and Lake*



**158 Geneva Cove Drive**  
**\$189,000 | 2 beds | 1 bath**  
*Easy Lake Access | Open Floorplan*



**86 Geneva Bend Drive**  
**\$72,000 | Villa Suite | 1 bath**  
*Studio-Style | Very Private Lower-Level Unit  
New Deck*



**122 Geneva Cove Drive**  
**\$89,900 | 1 bed | 1 bath**  
*Open Floorplan | Some Furniture Available*

## HOMESITES



**2459 Alpine Peak Drive**  
**\$514,900 | 1.88 acres on Alpine Lake**  
*Over 200' of Shoreline | Private Dock*



**2294 Alpine Lake Drive**  
**\$390,000 | 1.65 acres on Alpine Lake**  
*Over 500' of Shoreline | Newly Installed Sea Wall*



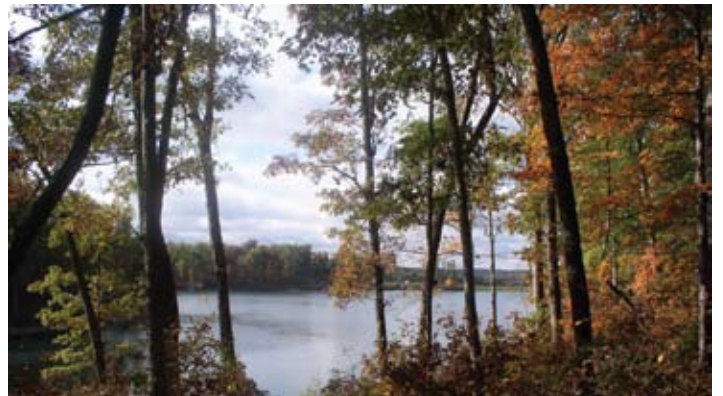
**2460 Alpine Peak Drive**  
**\$495,000 | 1.35 acres on Alpine Lake**  
*Over 400' of Shoreline | Ideal for Walkout*



**2344 Alpine Glen Drive**  
**\$389,000 | Located on Lake Alpine**  
*Great Serene View | Easy Access to Water's Edge*



**2302 Alpine Lake Drive**  
**\$395,000 | 1.4 acres on Alpine Lake**  
*Expansive Views and Seclusion | Hilltop Setting*



**2278 Alpine Point Drive**  
**\$345,900 | 1.75 acres on Alpine Lake**  
*Ideal for Walkout | Gentle Slope to Water's Edge*

## HOMESITES



**2238 South Konstanz Drive**  
**\$320,000 | 4.14 acres on Alpine Lake**

*Easy Access to the Water's Edge | Optimum Privacy*



**2444 Alpine Meadow Drive**  
**\$259,900 | 3.52 acres on Alpine Lake**

*Gentle Slope to Private Waterfront Dock | Rock Wall*



**2474 Alpine Cove Drive**  
**\$299,900 | 1.5 acres on Alpine Lake**

*Plenty of Privacy | Great for Lower-Level Walkout*



**2495 N. Alpine Hills Drive**  
**\$249,900 | 1.86 acres on Alpine Lake**

*Spectacular Panoramic View | Gentle Slope to Water's Edge*



**2485 Alpine Summit Drive**  
**\$279,000 | 2.85 acres on Alpine Lake**

*Hilltop View of Lake | Wooded Lot of Towering Oaks*



**2493 N. Alpine Hills Drive**  
**\$249,000 | 2.88 acres on Alpine Lake**

*Private Homesite with Gentle Slope*

## HOMESITES



**2207 North Konstanz Drive**  
**\$224,900 | 1.43 acres on Alpine Lake**

*Over 250' of Shoreline | Ideal for Walkout Lower-Level*



**862 Aspen Lake Drive**  
**\$159,900 | 0.83 acres on Lake Charrette**

*Private Lakeside Dock | Ideal for Walkout*



**2305 Alpine Lake Drive**  
**\$194,900 | 1.5 acres on Alpine Lake**

*Situated on Largest Lake | Expansive Views*



**2206 Alpine Nook Drive**  
**\$139,900 | 3.59 acres on Alpine Lake**

*Privacy and Lake Access | Ideal for Walkout*



**2120 Quail Glen Drive**  
**\$169,900 | 3.42 acres on Quail Lake**

*100' of Shoreline | Mix of Open Land and Woods*



**2472 Alpine Cove Drive**  
**\$135,900 | 1.28 acres on Alpine Lake**

*Easy Lake Access | Gorgeous Views of Alpine Lake*

## HOMESITES



**2137 Quail Lake Drive**  
**\$119,900 | 3.01 acres on Quail Lake**  
*Ideal for Walkout | Private Location*



**2471 Alpine Cove Drive**  
**\$110,000 | 2.6 acres on Alpine Lake**  
*Southern View | Secluded Cove*



**2463 Alpine Hills Drive**  
**\$119,900 | 5 acres with private pond**  
*Several Building Locations with a lot of Privacy*



**2470 Alpine Cove Drive**  
**\$100,000 | 1.9 acres on Alpine Lake**  
*Eastern View | 70' of Lake Frontage*



**2108 Meadow Oaks Drive**  
**\$119,900 | 4.89 acres in The Meadows**  
*Mix of Woods and Open Land | Overlooking Creek*



**2478 S. Alpine Hills Drive**  
**\$100,000 | 1.8 acres on Alpine Lake**  
*Southern View | 107' of Lake Frontage*

## HOMESITES



**2453 Alpine Peak Drive**  
**\$100,000 | 1.7 acres on Alpine Lake**  
*Northeastern View | 141' of Lake Frontage*



**2542 Alpine Woods Drive**  
**\$89,750 | 1.63 wooded acres**  
*New Cottage Community | Last Valley View Lot*



**2483 Alpine Summit Drive**  
**\$99,500 | 5.02 acres near Alpine Lake**  
*Easy Access to Beaches and Boat Ramp*



**2484 Alpine Summit Drive**  
**\$89,500 | 3.18 wooded acres**  
*Heavily Wooded Lot | Rolling Hillside*



**2140 Quail Woods Drive**  
**\$89,900 | 6.84 acres in the Meadows**  
*Great Spot for a Private Dock and Beach Area*



**2101 Meadow Valley Drive**  
**\$87,900 | 3.7 acres in The Meadows**  
*Very Private Setting | Ideal for Walkout*

## HOMESITES



**970 Aspenetter View Drive**  
**\$83,500 | 0.93 acres on the golf course**  
*Private Setting | Overlooking Lake Aspenetter*



**474 Fairway View Drive**  
**\$69,900 | 1 acre on golf course**  
*Ideal for Walkout | Ample Shade | Very Private*



**1117 Lake Charrette Drive**  
**\$79,799 | 2.32 wooded acres**  
*Near Lake Charrette and Golf Course*



**904 Silver Fox Drive**  
**\$69,900 | 0.76 acres on golf course**  
*Heavily Wooded | On 8th Hole*



**2628 Grendel Drive**  
**\$74,900 | Chalet site near Lake Alpine**  
*Build a Custom Chalet | Conveniently Located*



**594 Aspen Sail Drive**  
**\$69,900 | 1.51 wooded acres**  
*Ideal for Lower Level Walkout | Close to Lake Aspen*



## HOMESITES



**476 Fairway View Drive**  
**\$69,900 | 0.84 wooded acres**

*Close to Golf Course | Ideal for Lower-Level Walkout*



**1190 Turnberry Drive**  
**\$35,000 | 0.55 acres on golf course**

*Excellent Elevated Views of Five Small Lakes*



**546 Lorraine Way Drive**  
**\$64,900 | 1.51 wooded acres with privacy**

*Short Walk to Lake Aspen | Spectacular Hardwoods*



**2482 Alpine Summit Drive**  
**\$55,000 | 3 private, wooded acres**

*Located Near Alpine Lake | Great Valley View*

## NEW NEIGHBORHOOD

### The Cottages at Alpine Woods

Explore the natural beauty of the Alpine Valley at our new cottage community.

Located in the southwestern part of the development, the Cottages at Alpine Woods community offers a new style of Innsbrook living for either a primary or secondary residence.

With the Tyrolean nature trail, Historic Log Cabin and 236-acre Lake Alpine nearby, there is plenty to explore. Take a tour of the Cottages at Alpine Woods and discover all the possibilities our new community has to offer.



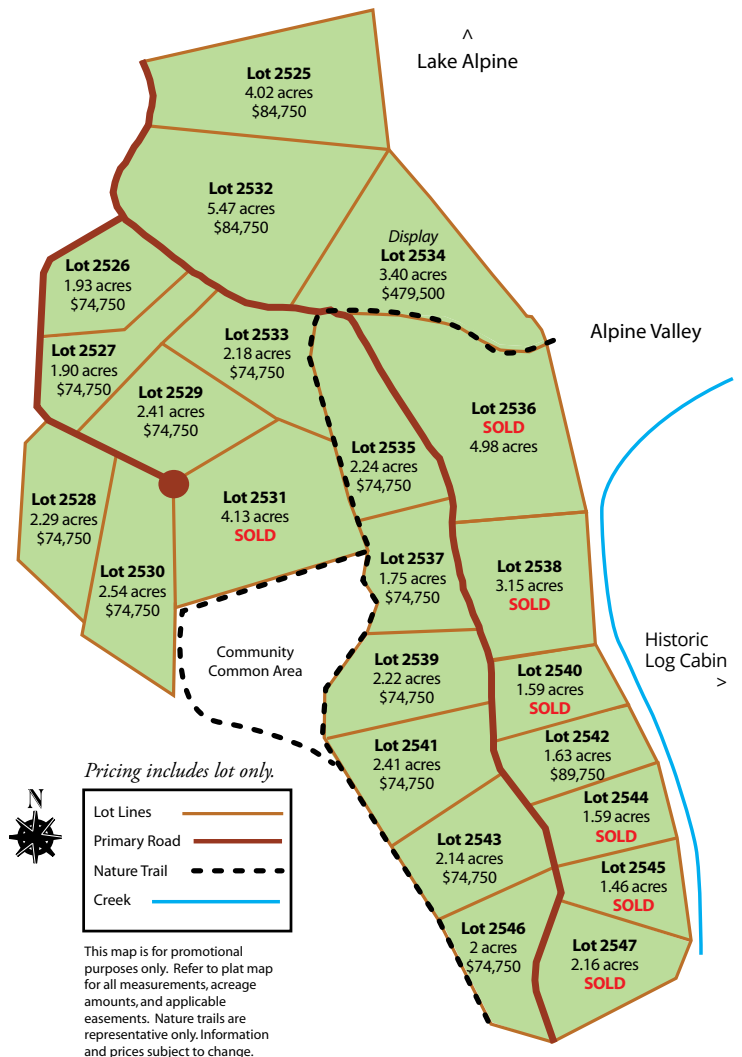
### NEW COTTAGE DISPLAY



2534 Alpine Woods Drive

**Alderbrück 2 | 3 bedrooms, 2.5 baths | \$479,500**

- Master bedroom suite on main level with additional powder room
- Kitchen with breakfast bar overlooking dining and living room
- Custom cabinets and granite counters in kitchen and baths
- Stone fireplace in the great room
- Covered deck
- Finished walkout lower level features family room with bar, two additional bedrooms and bath
- Main floor laundry
- Attached two-car garage



View our available lots and four unique models online:  
[www.innsbrook-resort.com/real-estate/communities/cottages](http://www.innsbrook-resort.com/real-estate/communities/cottages)

## The Cottages at Lake Hartrigel

*This cottage community is centered around a beautiful lake with abundant dogwoods.*

The cottage community at Lake Hartrigel has the glory of Mother Nature as its backdrop. Meaning “dogwood” in German, Hartrigel will be a beautiful canvas in the springtime with its array of dogwood blooms. The four cottage sites that surround this lake afford nice wooded areas—and all have lake frontage.

Plus, the boat launch on 236-acre Alpine Lake, the beach area at Lake Kitzbuhl, and one of our nature trails are all close by. Hartrigel residents can take advantage of the electronic entrance gate located off Schuetzenground Road, making it easy to get in and out of the development.



Lot Lines	
Primary Road	
Nature Trail	
Easement	

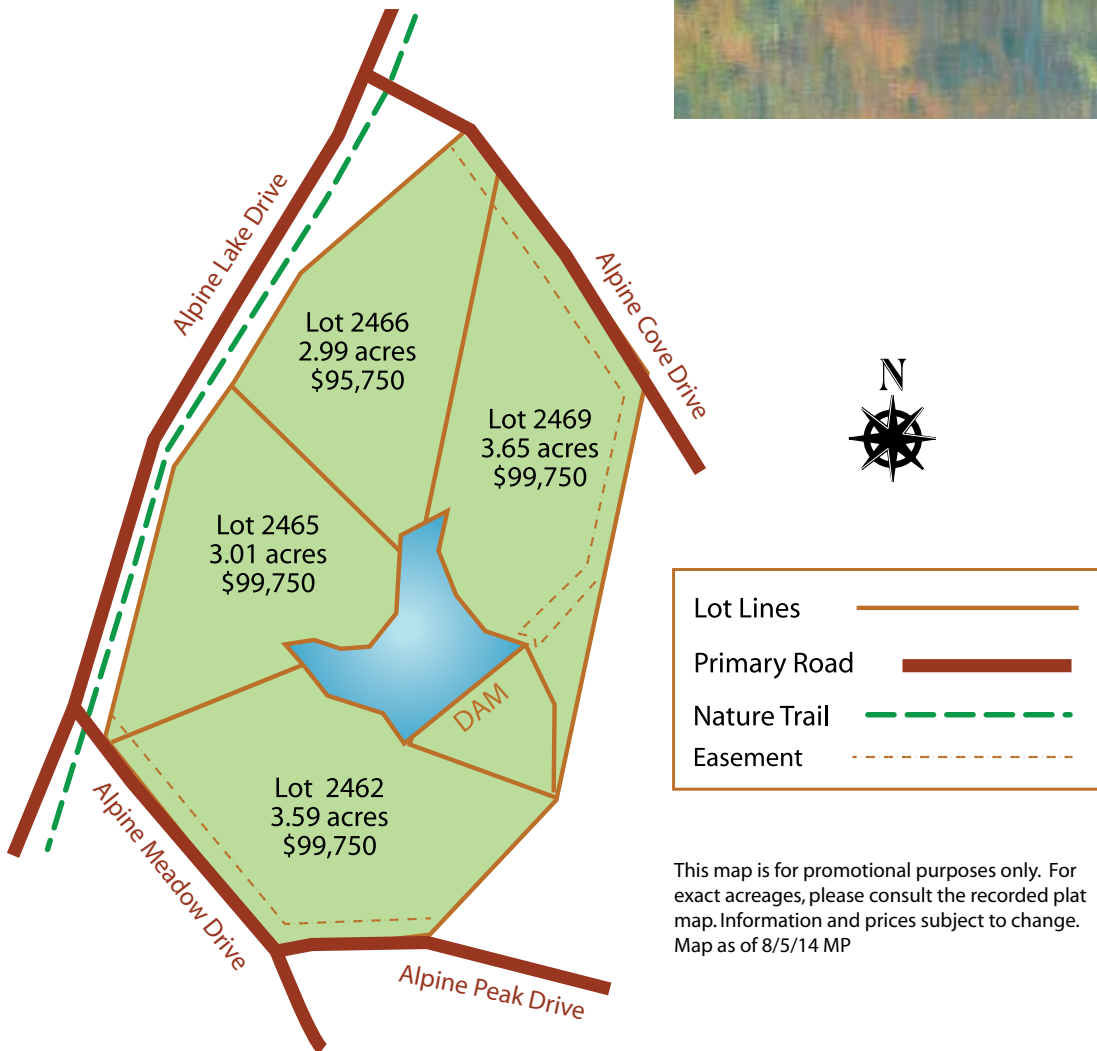
This map is for promotional purposes only. For exact acreages, please consult the recorded plat map. Information and prices subject to change. Map as of 8/5/14 MP

## The Cottages at Lake Hirsch

*Natural beauty, wildlife and relaxation await at this cottage community.*

The residential community at Lake Hirsch is a wonderful area with rolling hills and mature hardwoods. Meaning “stag” in German, Hirsch will be the spot to wildlife-watch, from deer and turkey to songbirds and waterfowl. Four cottage sites surround this secluded lake.

Plus, the boat launch on 236-acre Alpine Lake, the beach area at Lake Kitzbuhl, and one of our nature trails are all close by. Hirsch residents will enjoy the convenience of the electronic entrance gate located off Schuetzenground Road.



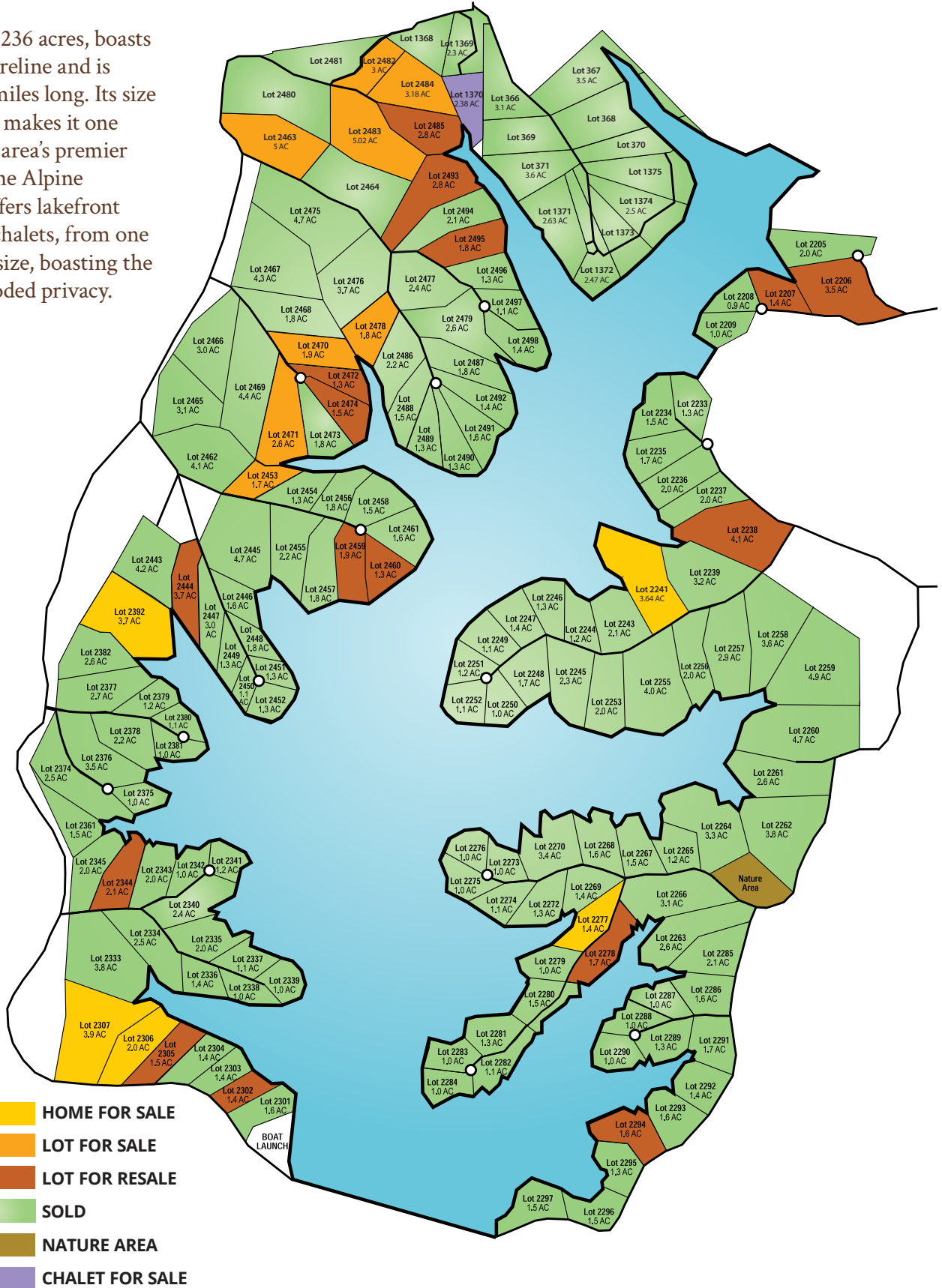
This map is for promotional purposes only. For exact acreages, please consult the recorded plat map. Information and prices subject to change. Map as of 8/5/14 MP

# FEATURED NEIGHBORHOODS

## Homes, Homesites & Chalets on Alpine Lake

The perfect place for your vacation lake home or the place you call home everyday.

Alpine Lake, at 236 acres, boasts 8.6 miles of shoreline and is more than 1.3 miles long. Its size and orientation makes it one of the St. Louis area's premier sailing lakes. The Alpine development offers lakefront homesites and chalets, from one to five acres in size, boasting the ultimate in wooded privacy.



## FEATURED NEIGHBORHOODS

### Eagle Bend Villas

*Enjoy golf course living in luxury at our premier villa community.*

Eagle Bend offers privacy, convenience and luxury in an unbeatable setting, spacious enough for full-time living and cozy enough to be a vacation home.

Each with approximately 2,065 square feet of living space, one- and two-bedroom villas are available. Eagle Bend Villas offer owners the convenience of a low-maintenance environment. Professional landscaping, lawn irrigation system and lawn care are provided by the professional staff of the Innsbrook Horticultural Division.

The location of the Eagle Bend Villas is superb. The golf complex with driving range, practice putting green and Pro Shop as well as Hanneken's Restaurant are all within walking distance. The fitness center, 150-acre Lake Aspen, and sand beaches are just a short drive.



Restaurant	A Chip Shot Away	^
Golf Pro Shop	A Chip Shot Away	^
Swimming Pool	.5 mi.	∨
Tennis Courts	.5 mi.	∨
Lake Aspen Beach	1.75 mi.	∨

	<b>Villa Units</b>
	<b>Property Lines</b>
	<b>FOR SALE (\$355,750)</b>
	<b>FOR SALE (\$359,900)</b>
	<b>FOR RESALE (\$449,900)</b>

This map is for promotional purposes only. Not intended to show lot lines, exact dimensions, etc. Information subject to change without notice.



## FEATURED NEIGHBORHOODS

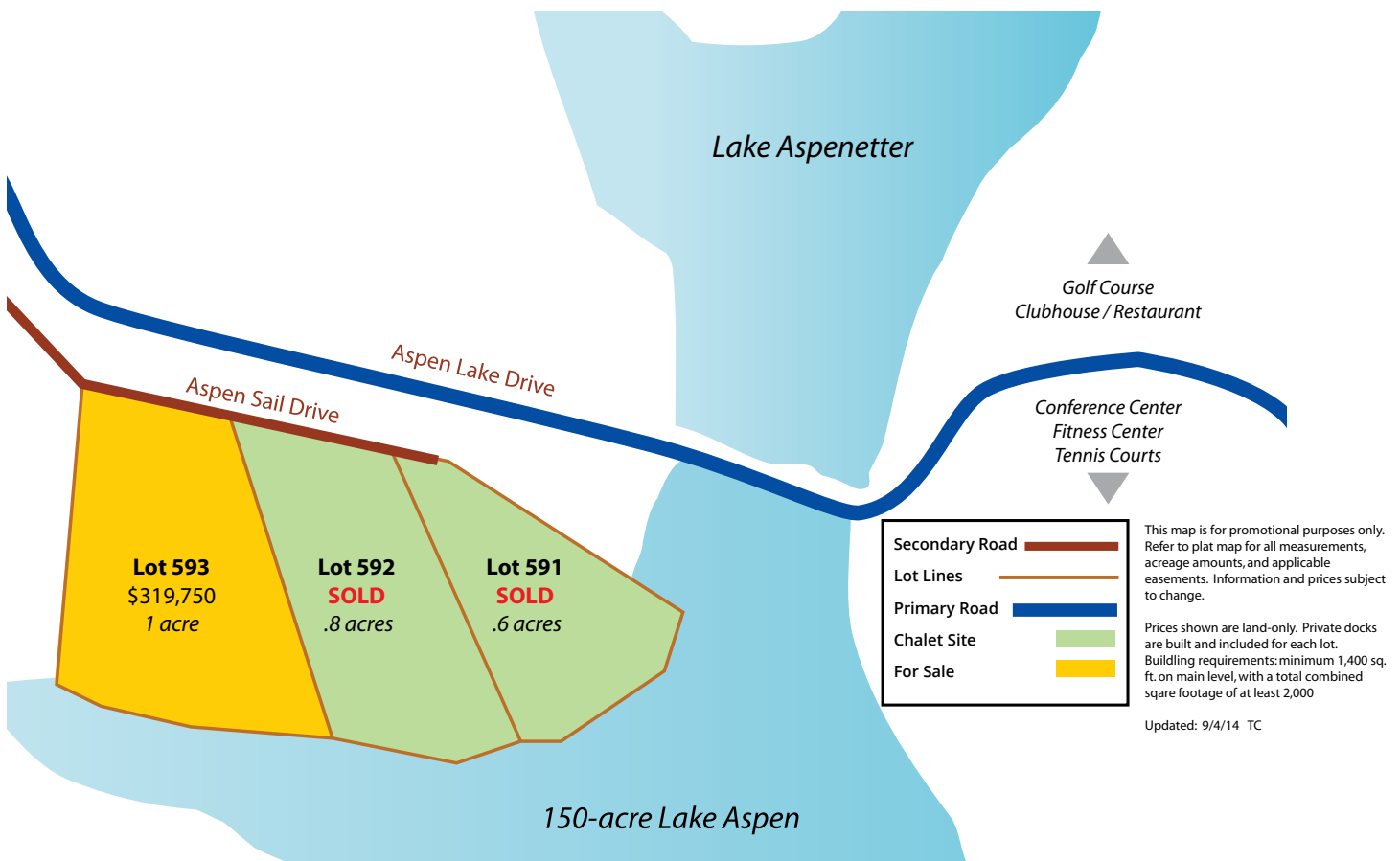


### Aspen Sails

*The chalet community at Aspen Sails offers breathtaking lake views in a premier location.*

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, tennis courts and water access to Aspen's four sandy beaches. All chalet sites, ranging in size from 0.5 to 1 acre, feature picturesque views of Lake Aspen. Each site is an excellent viewing spot for our annual Independence Day weekend fireworks show, the largest private fireworks show in Missouri. Don't miss what could be your last chance to build your dream retreat on one of Innsbrook's largest lakes.

**Waterfront Bonus:** A private dock is included with the purchase price of all Aspen Sails chalet sites, so you can start enjoying your lakefront paradise right away.



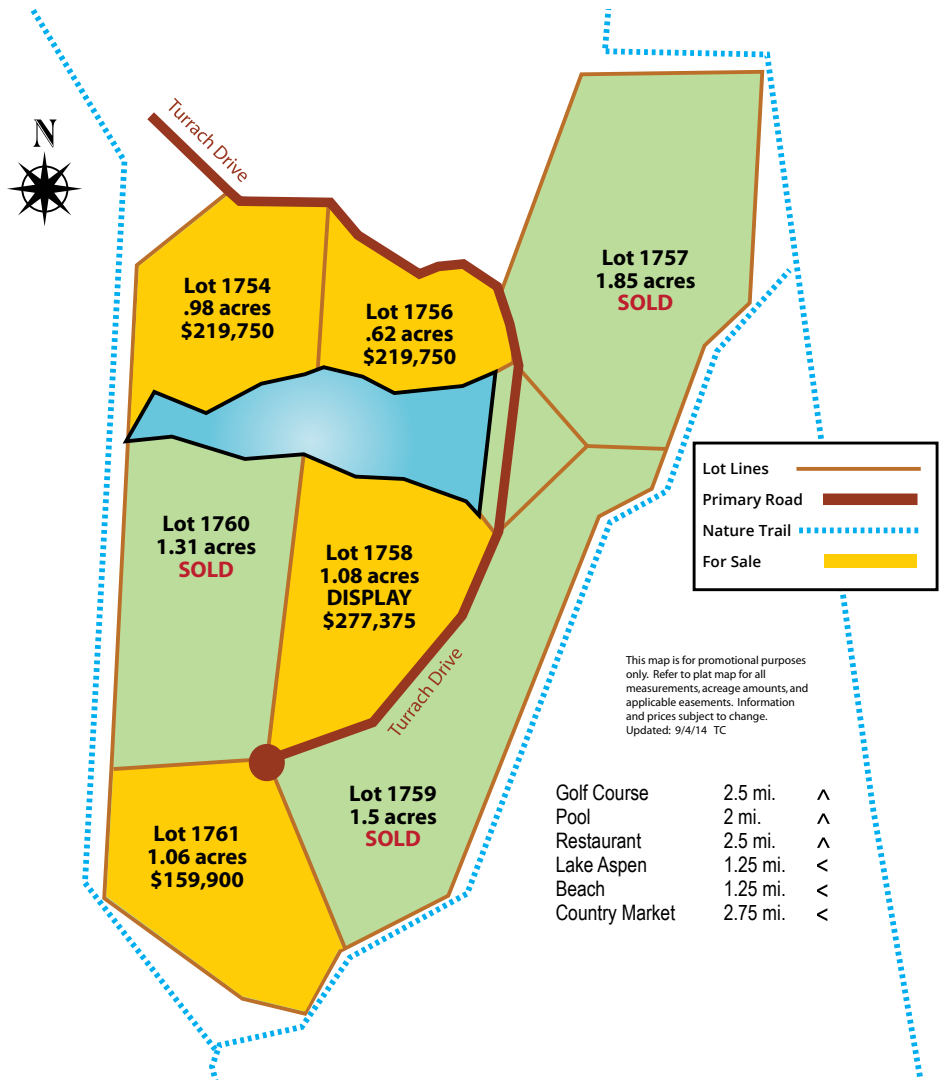
## FEATURED NEIGHBORHOODS

### Lake Silvretta

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

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

Just north of Silvretta are the chalet lake communities Turrach and Sonnenblick, as well as the established, mile-long Wynnbrook Nature Trail. The Lake Aspen beach areas with swim docks are close by. Plus, the tennis courts, golf course and restaurant are just a few minutes away.





## FEATURED NEIGHBORHOODS

### Sonnendrei Ridge

*Surround yourself with natural beauty at your very own private lake.*

Discover the Lakes at Sonnendrei Ridge, offering privately owned lakes.

Surround yourself with solitude and natural beauty abound at these properties that offer a combination of hardwoods, open meadows, and views of your own completely privately-owned lake.

The Lakes at Sonnendrei Ridge are conveniently located near the Lake Aspen beach areas with swim docks close by. Enjoy easy access to all of Innsbrook's amenities: the tennis courts, golf course and restaurant are just a few minutes away.

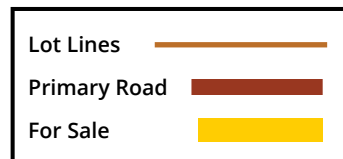


**Lot 1731**  
5.02 acres  
**SOLD**

**Lot 1732**  
4.76 acres  
**\$189,750**

**Lot 1733**  
3.08 acres  
**\$239,750**

Sonnendrei Ridge



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.  
Updated: 9/17/14 TC

Golf Course	3 mi.	^
Pool	2.5 mi.	^
Restaurant	3 mi.	^
Lake Aspen	1.75 mi.	<
Beach	1.75 mi.	<
Country Market	3 mi.	<

## FEATURED NEIGHBORHOODS

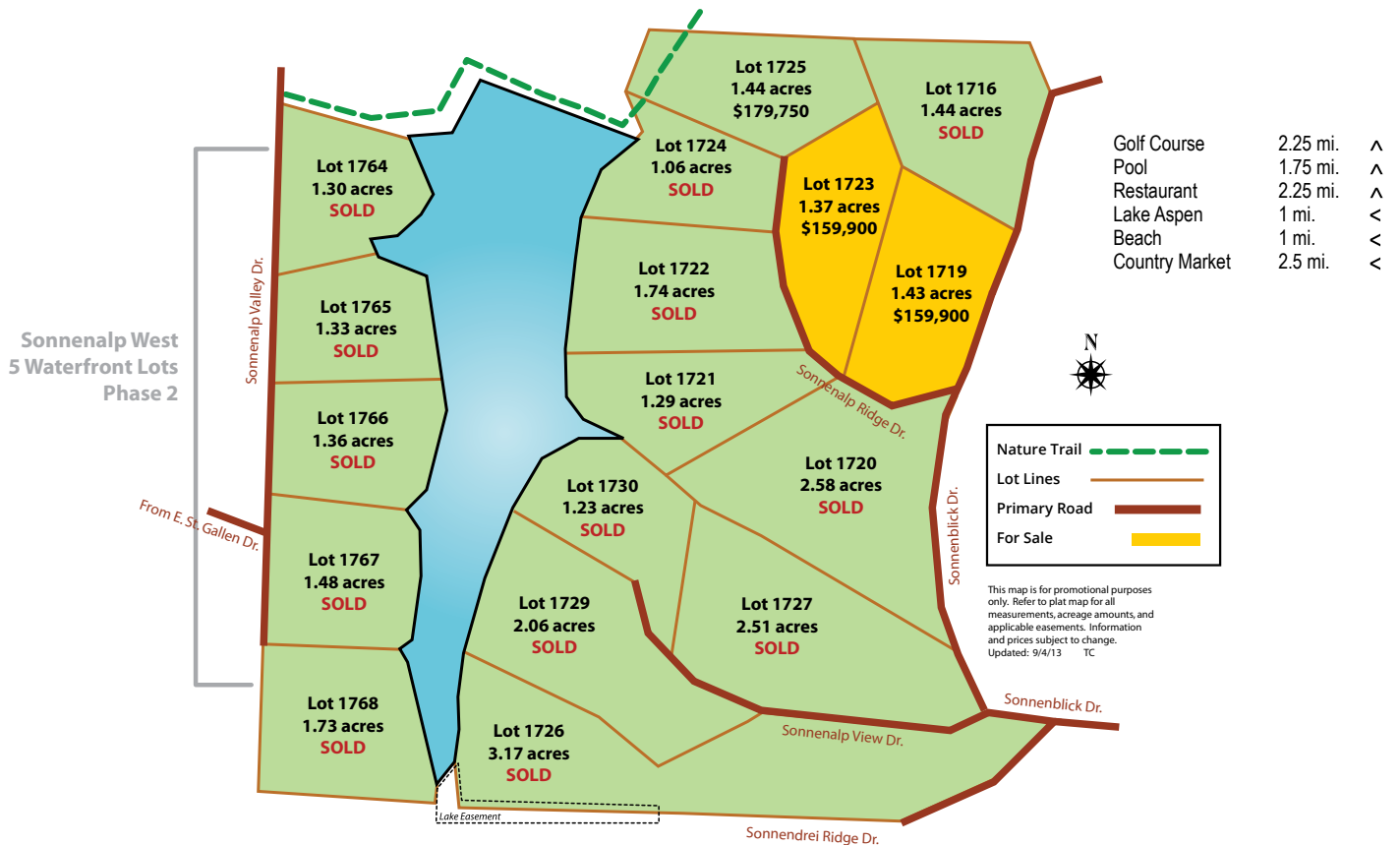


### Lake Sonnenalp

Discover the rejuvenating, relaxing chalet lifestyle at Innsbrook.

Located in the southeastern part of the Innsbrook development, the chalet community at Lake Sonnenalp is tucked into the landscape amid mature, towering trees.

A nature trail traverses the north side of the Sonnenalp community and connects to the established mile-long Wynnbrook Nature Trail. The Lake Aspen beach areas with swim docks are close by. Plus, the tennis courts, golf course, and restaurant are just a few minutes away.



## ADDITIONAL CHALET LOTS AVAILABLE



<i>Lot Number</i>	<i>Price</i>	<i>Acreage</i>	<i>Community</i>	<i>Setting</i>
2414	\$159,900	1.7 acres	Kitzbuhl Woods	Woods
2413	\$159,900	1.9 acres	Kitzbuhl Woods	Woods
2356	\$159,900	2.3 acres	Kitzbuhl Woods	Woods
2357	\$159,900	2.0 acres	Kitzbuhl Woods	Woods
1750	\$159,900	1 acre	Lake Turrach	Lakefront
1747	\$159,900	1.76 acres	Lake Sonnenblick	Woods

*See an agent for more details.*



## *Fall Home Tour*

*Saturday, October 11  
12-4 p.m.*

*Save the date for this self-guided  
tour. Watch our website at*

**[WWW.INNSBROOK-RESORT.COM/REAL-ESTATE/  
FALL-HOME-TOUR.](http://WWW.INNSBROOK-RESORT.COM/REAL-ESTATE/FALL-HOME-TOUR)**

## Innsbrook Property Owner 2013 Annual Assessment Fees

Chalets on Sewer	Chalets NOT on Sewer	Homes	Homesites	Condos
\$2,326	\$1,986	\$2,326	\$1,303	\$4,105+

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