



Real Estate
at
INNSBROOK

our listings **AUGUST || 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.



OUR PROPERTY STYLES



HOMES

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



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.



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.



VILLAS

The Eagle Bend Villas overlook the Innsbrook golf course. These villas offer a very low-maintenance environment, with your landscaping and lawn maintenance provided by Innsbrook.



CONDOS

The Innsbrook condominiums on 150-acre Lake Aspen offer a hassle-free lifestyle. No outdoor maintenance, no upkeep, just fun.



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.

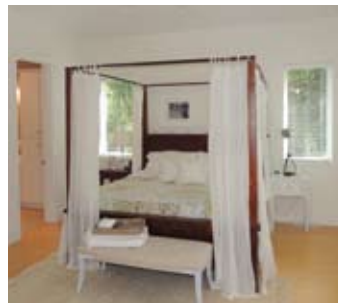


2375 Alpine Oaks Drive \$1,675,000 | 4 beds | 4 baths | 1 acre
Remarkable Park-like Setting | Kitchens on Both Floors | Easy Access to Lake

This beautiful dream home is in a remarkable setting on Lake Alpine with a tremendous lake view. The owners of this property spared no expense when designing this dream home. From floor to ceiling and wall to wall, this home features quality, creativity and function.

Situated on a very level lot, with views from almost every room in the house, this home lets the outdoors in with towering oaks, incredible sunrises and a wall of glass affording beautiful skyline exposure.

The home offers plenty of space for family and guests with two spacious levels for entertaining, kitchens on both floors and convenient access to a park-like setting between you and the lake, creating the perfect environment to relax for the day and just take in the beautiful surroundings.



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.



2479 North Alpine Hills \$1,200,000 | 4 beds | 3.5 baths | 5.17 acres

Gorgeous Views of Lake Alpine and Koi Pond | Gourmet Kitchen | Screened Porch

Your search for a stunning lake home close to St. Louis is over. This home's custom design radiates charm, beginning with exceptional curb appeal. An aggregate driveway, stone accents, shake siding, barn-style garage doors, and eye-catching landscaping draw you in. Upon entering, you'll be wowed by the rich and dramatic wood accents, vaulted ceilings, massive wall of windows, floor-to-ceiling stone fireplace, and impressive views of the lake.

The gourmet kitchen is open to the great room and features granite countertops, custom cabinets, and designer appliances.

The master bedroom suite also boasts lake views, along with a walk-in closet, office/den, and a bathroom with a luxurious walk-in shower, soaking tub, and double sinks.

The lower-level has space for all your guests with three bedrooms and two baths, plus a family room. Appreciate the outdoors from the screened porch, low maintenance deck, or patio. A koi pond, lake frontage on Alpine, wildlife galore, plenty of privacy with over five acres, and all of Innsbrook's amenities make this a must see!



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 \$999,900 | 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^{1/2} 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

View of 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



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



972 Aspenetter View

\$434,900 | 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



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



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



1199 Turnberry Drive

\$369,900 | 3 beds | 3 baths | 1.28 acres

Lovely Home Overlooking the Golf Course

- Great room features gas fireplace, vaulted ceilings and a wall of windows overlooking golf course
- Kitchen boasts black granite countertops, butcher block center island and newer tile floor
- Screened-in porch and deck, perfect for outdoor entertaining
- Lower-level with living area and walkout to large patio complete with firepit



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*

UNDER CONTRACT



2507 Alpine Woods Drive
\$419,900 | 4 beds | 3 baths | 3.92 acres
*Expansive Deck | Woodburning Fireplace
Covered Porch | Floor-to-Ceiling Windows*

UNDER CONTRACT



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*

UNDER CONTRACT



2400 Kitzbuhl Bend Drive
\$419,900 | 2 beds | 2 baths | 1.6 acres
*Vaulted Great Room | Private Sand Beach
Spacious Deck | Floor-to-Ceiling Stone Fireplace*



2631 Grendel Drive
\$489,900 | 3 beds | 2 baths | 2.49 acres
*Expanded Kitchen | Woodburning Fireplace
Lakeside Patio and Beach | Covered 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*

CHALETs



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



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*



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*



122 East Innsbrook Way
\$349,900 | 3 beds | 1 full, 2^{1/2} baths | 3.49 acres
*Woodburning Stove | Updated Kitchen
Wrap-Around and Expanded Deck*



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



1145 Turnberry Drive
\$349,500 | 3 beds | 2 baths | 1.27 acres
*Lakefront Chalet Close to Golf Course
Enormous Guest Bedroom*

CHALETs



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*



1247 Cardinal Oaks Drive

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

*Floor-to-Ceiling Windows | Woodburning Stove
Expanded and Wrap-Around 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*



33 West Brenner Drive

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

*Woodburning Fireplace | Close to Beach
Gorgeous Interior | Large Kitchen*



710 Aspen Peak

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

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



599 Innisfree Lake Drive

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

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

CHALETs



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*



336 West Wanderfern Circle Drive

\$285,000 | 2 beds | 2.5 baths | 2.3 acres

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



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*



836 Mitten Ridge Drive

\$285,000 | 2 beds | 2 baths | 2.29 acres

*Woodburning Stove/Fireplace | All-Season Room
Insulated Wood Ceilings | Expanded Deck*



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*

CHALETS



1758 Turrach Drive

\$277,375 | 1 bed | 1 bath

*Treehouse Setting | Sleeping Loft | Lakeside Dock
Distressed Hardwood Floors | Stone Fire Pit*



291 East Wanderfern Circle Drive

\$249,900 | 2 beds | 2 baths | 1.91 acres

*Spacious Kitchen | Woodburning Fireplace
Sleeping Loft | Large Deck*



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*



931 Woodlake Drive

\$249,900 | 3 beds | 2 baths | 0.89 acres

*Screened Porch | Expansive Two-Level Deck
Short, Level Walk to Dock*



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*



1224 Powderhorn Drive

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

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

CHALETS



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*



964 Audubon Crossing

\$239,900 | 2 beds | 2 baths | 1 acre

*Located Near Golf Course | Screened Porch
Private Lakeside Dock | Woodburning Stove*



484 Hummingbird View Drive

\$244,900 | 1 bed | 2 baths | 3.21 acres

*Easy Access to Lakeside Dock | Woodburning Stove
Remodeled Eat-In Kitchen | Sleeping Loft*



291 East Wanderfern Circle Drive

\$234,900 | 2 beds | 2 baths | 2.1 acres

*Gorgeous Lake Views | Spacious Deck Area
Woodburning Fireplace | Enlarged Kitchen*



401 Cervina Woods Court

\$240,000 | 2 beds | 2.5 baths | 2.4 acres

*Close to Beach | Unique Chalet Design
Finished Walkout Lower-Level*



1706 Lake Wynnbrook Drive

\$234,900 | 1 bed | 1 bath | 2.04 acres

*Spacious Screened Porch | Ceramic Tile Floors
Expanded Deck with Hot Tub/Spa | Sleeping Loft*

CHALETS



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*



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*



354 Seebrook View Drive

\$229,900 | 1 bed | 1 bath | 2.6 acres

*Updated Kitchen | Extended Great Room
Gentle Walk to Lake Seebrook*



777 B White Heron Drive

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

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



1236 Powderhorn Drive

\$229,900 | 1 bed | 1 bath | 2.5 acres

*Open Floorplan | Woodburning Fireplace
Washer/Dryer Closet | Extended Loft*



1225 Powderhorn Drive

\$224,900 | 1 bed | 2 baths | 1 acre

*Expanded Great Room | Woodburning Fireplace
Recently Added New Roof and Exterior Stain*

CHALETs



742 Solitude Point Drive

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

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

UNDER CONTRACT



684 Shadow Oak Drive

\$189,900 | 3 beds | 2 baths | 2.08 acres

*Screened Porch | Easy Lake Access
Open Floorplan | Vaulted Ceiling*

UNDER CONTRACT



1557 Bliss Lake Drive

\$215,000 | 2 beds | 2 baths | 3.2 acres

*Close to Beach | Very Private Lakeside Location
Remodeled Kitchen | Stone Fireplace*



653 Blue Heron Drive

\$179,900 | 2 beds | 1 bath | 3.4 acres

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



840 Mitten Ridge Drive

\$199,900 | 2 beds | 1 bath | 2.08 acres

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



456 Woodlake Drive

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

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

CHALETs



113 Innsbrook Pines Drive
\$169,900 | Sleeping Loft | 1 bath | 2.3 acres
*Private Lakeside Dock | Woodburning Stove
Huge Deck | Spacious Sleeping Loft*



757 East St. Gallen Drive
\$164,900 | 2 beds | 1 bath | 3.3 acres
*Stamped Concrete Patio | Wall of Windows
Expanded Kitchen | Woodburning Stove*



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*



758 East St. Gallen Circle
\$159,900 | 1 bed | 2 baths | 3.8 acres
*Screened Gazebo | Woodburning Fireplace
Expanded Kitchen | Three-Level Spacious Deck*



78 West Altdorf Drive
\$165,000 | 2 beds | 2 baths | 3.25 acres
*Floor-to-Ceiling Fireplace | New Floor Coverings
Updated Kitchen and Baths | Wrap-Around Deck*



739 South Aspen Cove Drive
\$145,000 | Sleeping Loft | 1 bath | 2.90 acres
*Open Floor Plan | Walking Distance to Beach
Woodburning Fireplace/Stove*

CHALETs

UNDER CONTRACT



41 Brenner Pass Drive
\$144,900 | Sleeping Loft | 1 bath | 3.63 acres
*Extended Deck | Screened Porch | Updated Kitchen
Close to Beach on Lake Lucern | Fireplace*



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



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*



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



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



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



43 South Lionshead Drive
\$239,900 | 2 beds | 1.5 baths
Close to Beach and Boat Launch Area



65 South Lionshead Drive
\$246,810 | 2 beds | 2 baths
Private Deck and Balcony | Updated Kitchen



147 Geneva Cove Drive
\$209,900 | 2 beds | 1 bath
Panoramic Lake Views | Vaulted Ceilings

CONDOS



146 Geneva Cove Drive
\$204,000 | 2 beds | 1 bath
Fully-Furnished | Woodburning Fireplace



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



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*

HOMESITES



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



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



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



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



2340 Alpine Spur Drive
\$425,000 | 2.42 acres on Alpine Lake
Gentle Slope to Water's Edge | Panoramic Views



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

HOMESITES



2278 Alpine Point Drive
\$345,900 | 1.75 acres on Alpine Lake
Ideal for Walkout | 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



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

HOMESITES



2493 N. Alpine Hills Drive
\$249,000 | 2.88 acres on Alpine Lake
Private Homesite with Gentle Slope



2120 Quail Glen Drive
\$169,900 | 3.42 acres on Quail Lake
100' of Shoreline | Mix of Open Land and Woods



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



2471 Alpine Cove Drive
\$145,000 | 2.6 acres on Alpine Lake
Southern View | Secluded Cove

HOMESITES



2206 Alpine Nook Drive
\$139,900 | 3.59 acres on Alpine Lake
Privacy and Lake Access | Ideal for Walkout



2470 Alpine Cove Drive
\$135,000 | 1.9 acres on Alpine Lake
Eastern View | 70' of Lake Frontage



2472 Alpine Cove Drive
\$135,900 | 1.28 acres on Alpine Lake
Easy Lake Access | Gorgeous Views of Alpine Lake



2478 S. Alpine Hills Drive
\$135,000 | 1.8 acres on Alpine Lake
Southern View | 107' of Lake Frontage



2453 Alpine Peak Drive
\$135,000 | 1.7 acres on Alpine Lake
Northeastern View | 141' of Lake Frontage



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

HOMESITES



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



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



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



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

HOMESITES



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



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



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

HOMESITES



594 Aspen Sail Drive

\$69,900 | 1.51 wooded acres

Ideal for Lower Level Walkout | Close to Lake Aspen



2482 Alpine Summit Drive

\$59,900 | 3 private, wooded acres

Located Near Alpine Lake | Great Valley View



476 Fairway View Drive

\$69,900 | 0.84 wooded acres

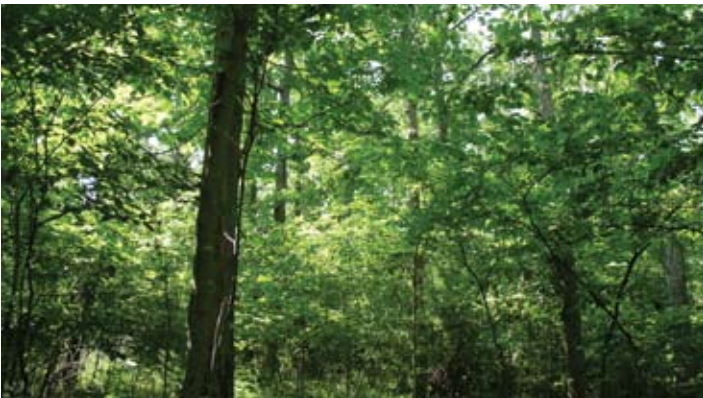
Close to Golf Course | Ideal for Lower-Level Walkout



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

NEW NEIGHBORHOOD

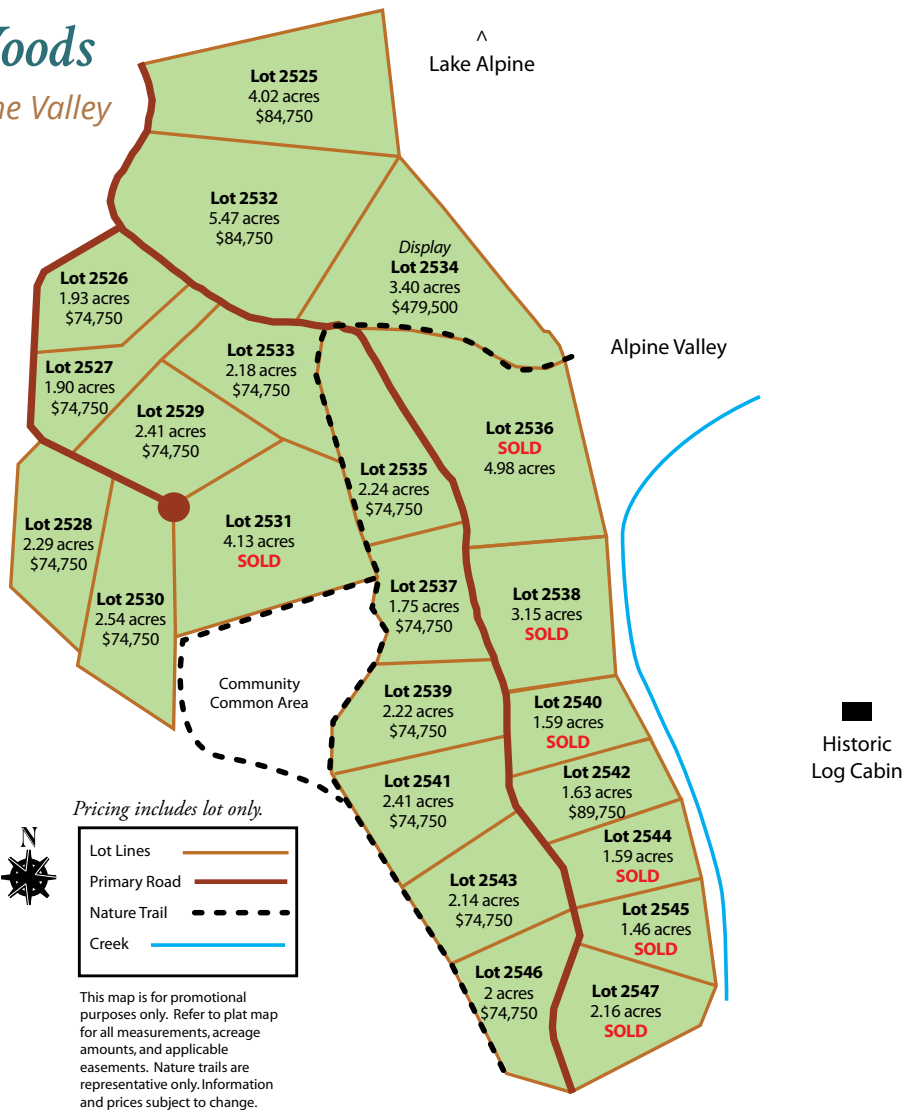


The Cottages at Alpine Woods

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.



View our available lots and four unique models online:

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	

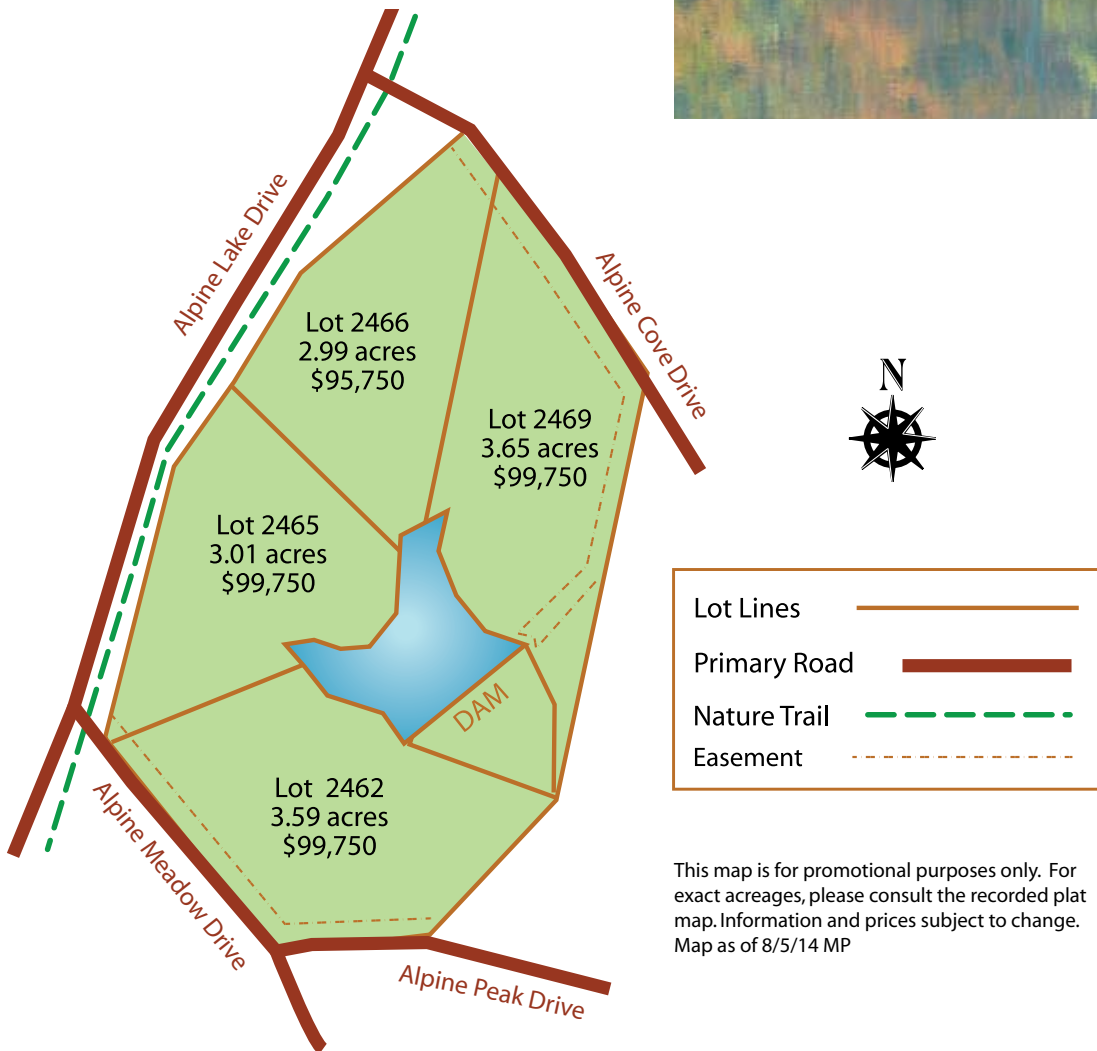
This map is for promotional purposes only. For exact acreages, please consult the recorded plat map. Information and prices subject to change. Map as of 8/5/14 MP

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.



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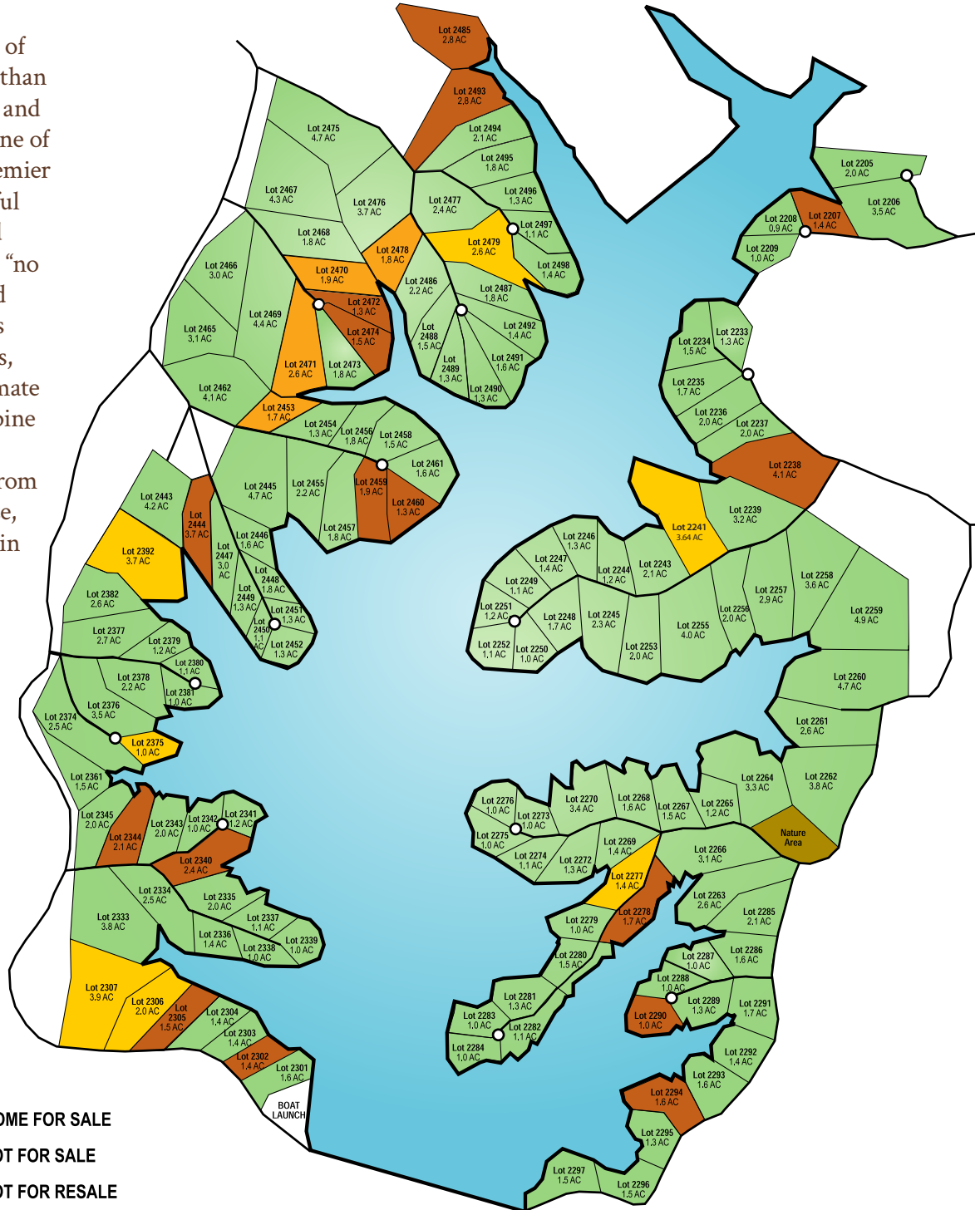
FEATURED NEIGHBORHOODS

Homes and Homesites on Alpine Lake

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

Nestled quietly amid the rolling wooded hills and sharing company with dozens of other lakes, Alpine Lake is a community that's hidden far enough in the woods to maintain its solitude, yet close enough to the St. Louis metropolitan area for families to take advantage of the city's attractions.

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. A peaceful lake setting is ensured with the community's "no diesel- or gas-powered boat" rule. Couple this with 130 lakefront lots, and you have the ultimate lake paradise. The Alpine development offers lakefront homesites, from one to five acres in size, boasting the ultimate in wooded privacy.



N

- HOME FOR SALE
- LOT FOR SALE
- LOT FOR RESALE
- SOLD
- NATURE AREA

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. v
- Tennis Courts .5 mi. v
- Lake Aspen Beach 1.75 mi. v

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

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



FEATURED NEIGHBORHOODS

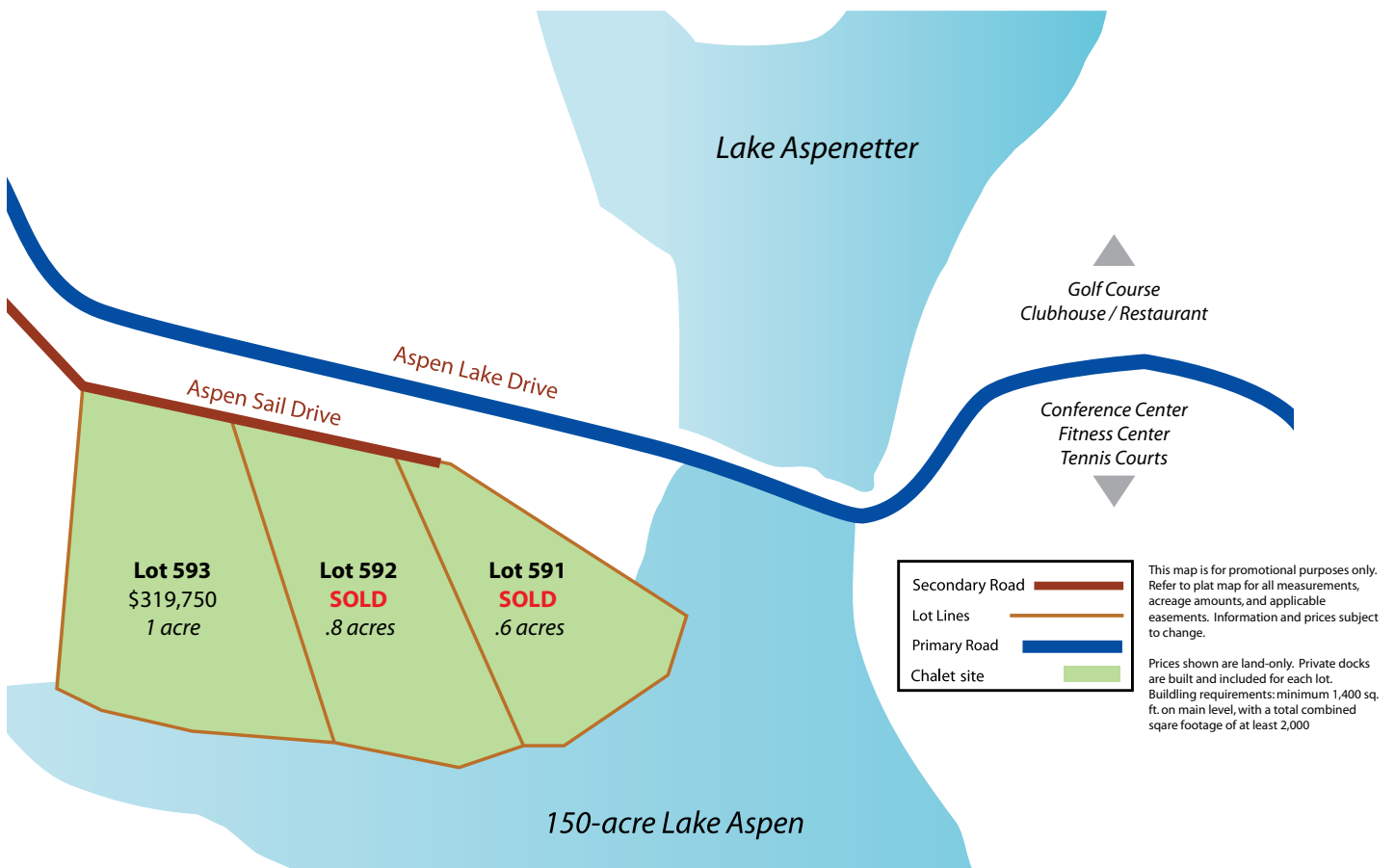


Aspen Sails

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.



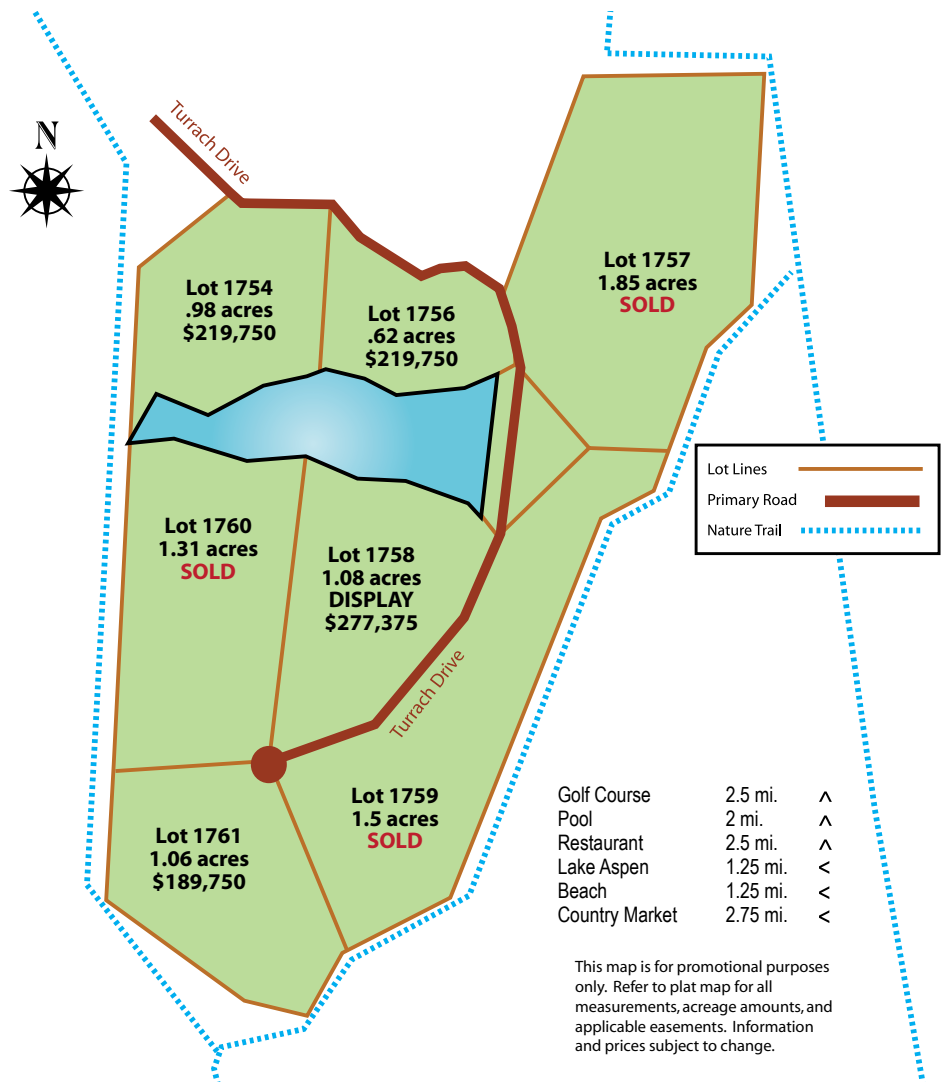
FEATURED NEIGHBORHOODS

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.

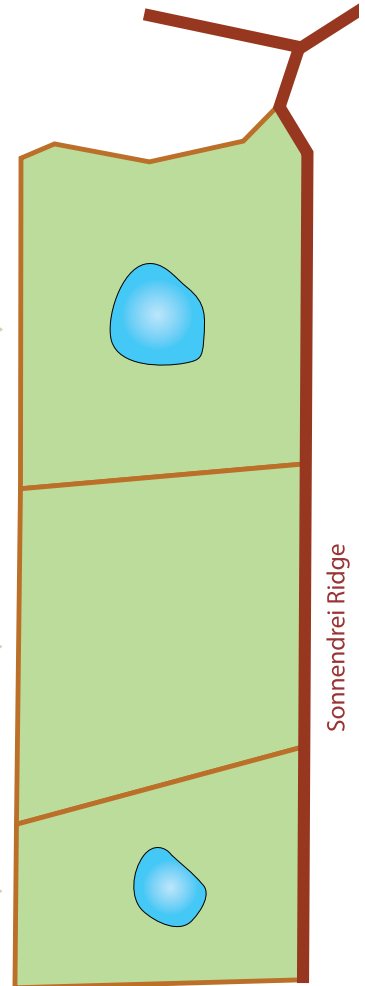
The Lakes at Sonnendrei Ridge are conveniently located near the Lake Aspen beach areas with swim docks close by. Enjoy easy access to all of Innsbrook's amenities: the tennis courts, golf course and restaurant are just a few minutes away.



Lot 1731
5.02 acres
SOLD

Lot 1732
4.76 acres
\$189,750

Lot 1733
3.08 acres
\$239,750



Lot Lines 
Primary Road 

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.

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

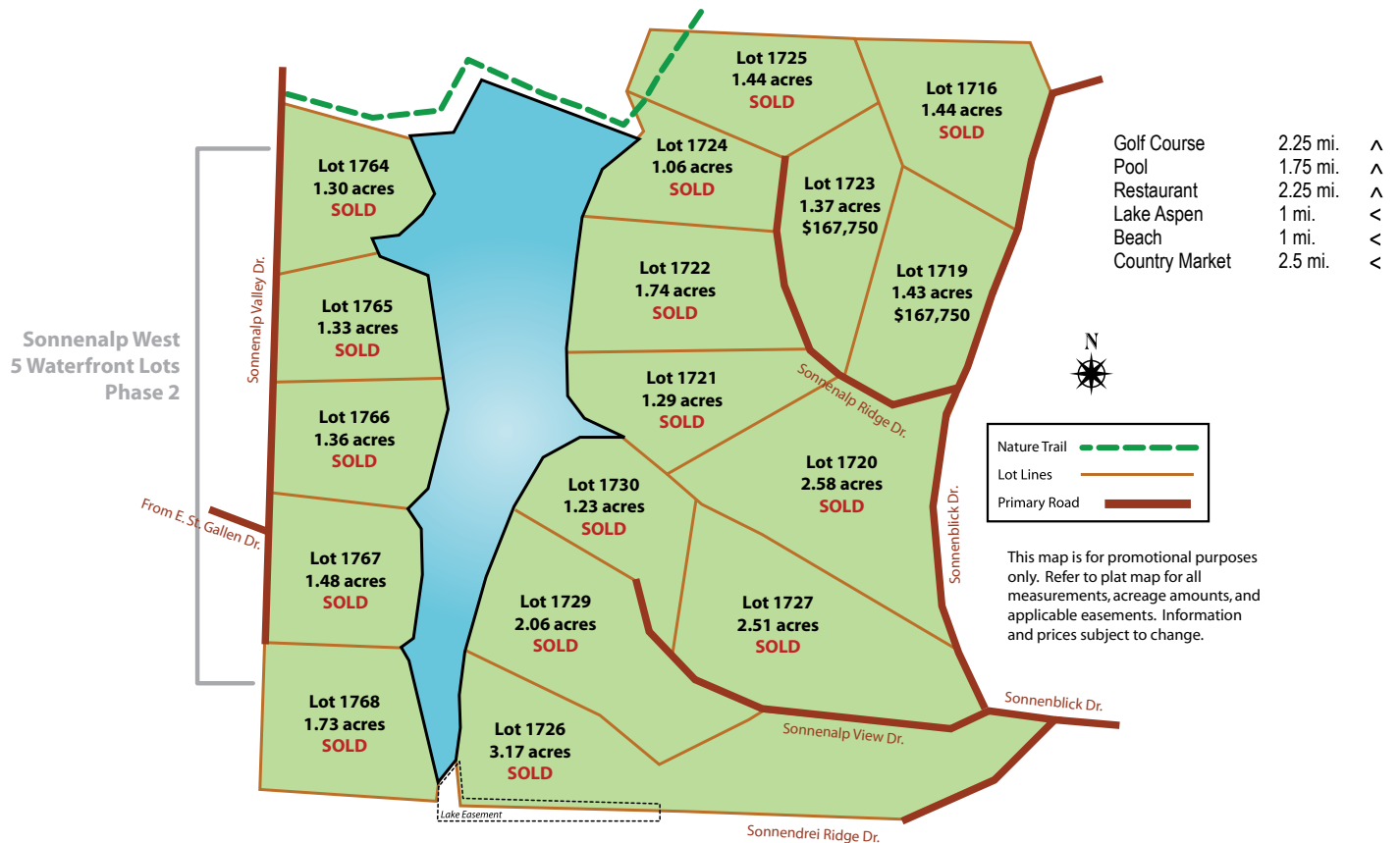


Lake Sonnenalp

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.

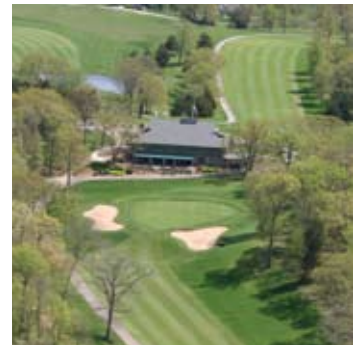


there's more to explore -AT- **INNSBROOK**



18 Chances to Sink the Perfect Putt

Innsbrook's 18-hole public championship golf course is carved out of the rolling wooded hillsides of eastern Missouri. It offers dramatic elevation changes and scenic views, challenging low handicappers from the back tees as well as high handicappers and ladies from the forward tees.



Family Vacations to Remember

Individuals, couples and families come to Innsbrook to get away from the hustle and bustle of everyday life. With our comfortable accommodations, breathtaking scenery, a wealth of activities and amenities, and thoughtful service, Innsbrook strives to be a place you'll come back to again and again.





Start Thinking Outside the Cubicle

Get your team out of the office at a corporate retreat. We're focused on helping your group reach its conference goals, but we also believe that recreation time is essential. We'll customize a team-building experience for you with activities that can range from a wacky game of kickball to evening around the bonfire.



The Perfect Setting for Your Dream Wedding

Set amid rolling hills and sparkling lakes, Innsbrook is a romantic wedding destination. Since it offers everything you would want for a storybook wedding in one place, Innsbrook is perfect for couples who want an elegant, stress-free wedding with many unique touches that not many other venues can offer.



Food, Fun and Friends

Hanneken's Restaurant & Pub at Innsbrook is the neighborhood place for meeting friends and family for good food and good times. Located at the golf complex, Hanneken's is a full-service restaurant open year-round to the public. Innsbrook also hosts special dining events at our lodge-like Conference Center.

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+

INNSBROOK

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