

ASPEN SAILS

INNSBROOK, MISSOURI



**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, pool, 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. Take a walking tour of Aspen Sails today and discover for yourself the relaxing lake lifestyle families have been falling in love with for more than 40 years.



ABOUT INNSBROOK

Located **30 minutes west of Chesterfield**, the lake community of Innsbrook is nestled on 7,500 acres of rolling wooded hills, open meadows and 100 peaceful lakes.

The Innsbrook **Living Community** includes residential homes, chalets that serve as vacation homes, villas and condominiums. Properties are located in the woods, in the meadows, along the golf course and lakeside.

Our **Golf Course** has been rated one of the top St. Louis public courses by *Golf Digest*. **Hanneken's Restaurant & Pub** offers visitors a relaxed dining experience in a fun atmosphere; open to the public.

Innsbrook offers **Music and More...** concerts under the stars every weekend of the summer featuring such fantastic entertainers as Erin Bode, Motown Revue, Dr. Zhivegas and others. Plus, every June, Innsbrook combines music and nature as classical musicians from around the world come together for a week of performing beautiful music.

Meet your neighbors at some of the many Innsbrook **Community Events** including our country fair, fireworks show, fun walk/runs, triathlons, sailing regattas, art exhibits and much more.

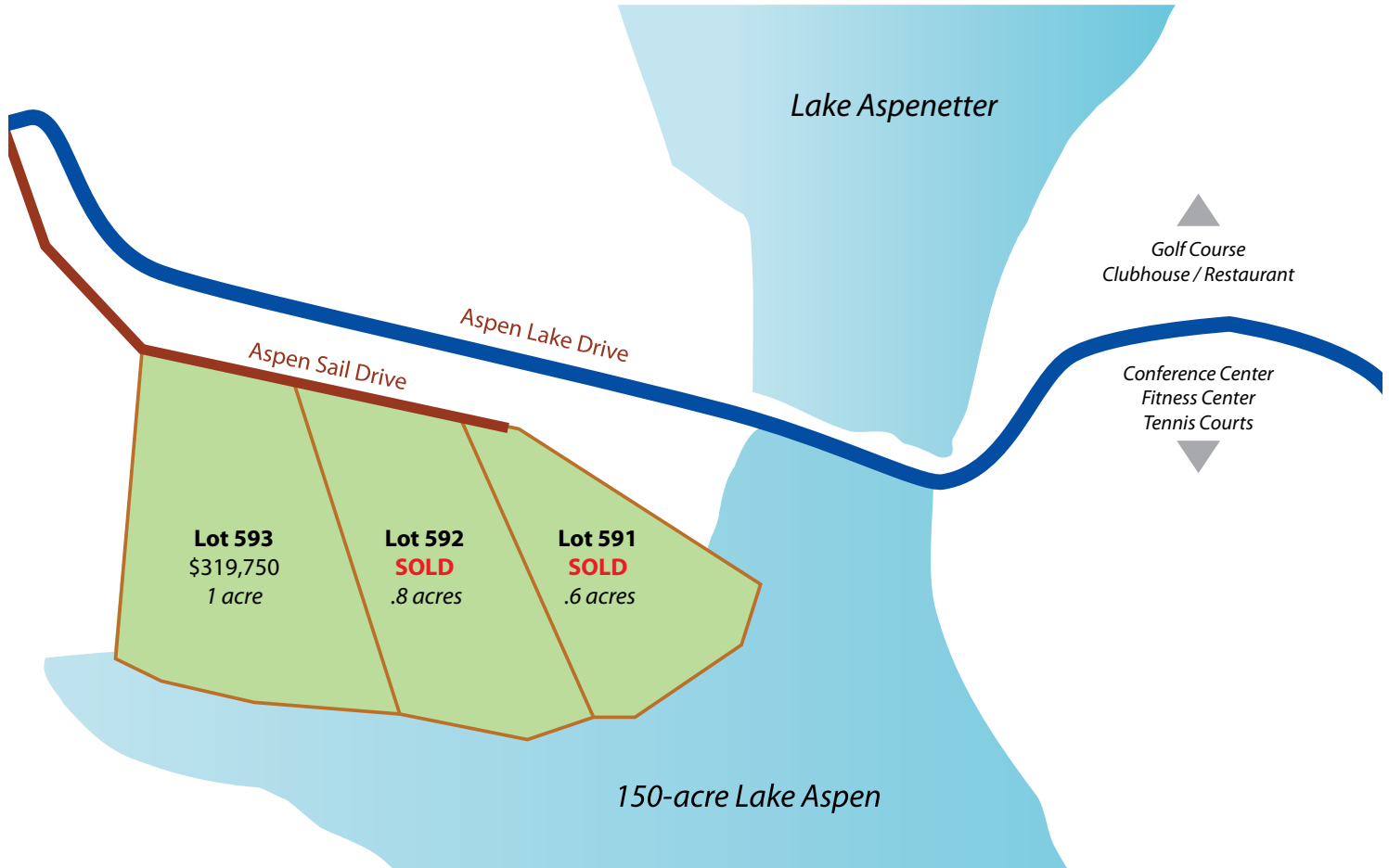
Camp Innsbrook is a place for kids and adults to explore nature and art. Held on the weekends of the summer, Innsbrook's kids' camp is all about families having fun together.

Amenities include a swimming pool, nature trails, tennis courts, fitness center, sand beaches, and horse stables with indoor riding arena and trails. You can sail, kayak, cycle, fish, run and more! Plus, our Country Market offers snacks, beverages, toiletries and supplies; open daily. And the full-service Conference Center offers a dedicated meeting space and relaxed atmosphere that helps conferees escape the daily routine of the office and focus on the meeting goals.

Innsbrook ... Life at the Lakes, Closer to Home.



ASPEN SAILS MAP



Secondary Road	
Lot Lines	
Primary Road	
Chalet site	

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.

Prices shown are land-only. Private docks are built and included for each lot. Building requirements: minimum 1,400 sq. ft. on main level, with a total combined square footage of at least 2,000

Updated: 10/25/13 MK

ASPEN SAILS: PLAT 94 FACTS AND GUIDELINES

Aspen Sails Restrictions and Governance

- (1) 1,400 square foot minimum on main level, total square footage of 2,000 combined
- (2) Innsbrook chalets are for recreational use. Primary residential use is prohibited.
- (3) All properties shall be governed by the Innsbrook Subdivision Declaration of Trust and Restrictions.
- (4) Lake Aspen is common ground and use is subject to restrictions set by the Innsbrook Subdivision Declaration of Trust and Restrictions.
- (5) A 25-foot easement follows the entire shoreline of Lake Aspen.

Aspen Sails Utility Providers

- (1) Water: Innsbrook Owners' Association, maintained and operated by the Innsbrook Corporation
- (2) Sewer: Innsbrook Owners' Association, maintained and operated by the Innsbrook Corporation
- (3) Telephone: CenturyLink (800-201-4099)
- (4) Power: Cuivre River Electric Cooperative (800-392-3709)
- (5) Electronic Security: Innsbrook Corporation Security
- (6) Recommended Internet/DSL: Your Home Town Internet (YHTI) 866-670-9484 or CenturyLink 800-201-4099

Aspen Sails Public Districts

- (1) Fire: Wright City Fire Protection District
- (2) EMS: Warren County Ambulance District

Aspen Sails Annual Costs

- (1) Innsbrook Property Owner Assessment: \$2,275 in 2012 includes fees for water, sewer, security and activities.
- (2) Warren County Property Tax: \$5.3232 per \$100 assessed value

Tax information is based on third party sources and is subject to change after publication date.

*Pricing as of 10/25/13 MK
Information and pricing herein is not warranted and is subject to change without notice.
Items included at quoted price.*



Offered through

INNSBROOK
Properties, Inc.

1 Aspen Circle
Innsbrook, MO 63390
(636)928-3366 ext. 199
property@innsbrook-resort.com
www.innsbrook-resort.com