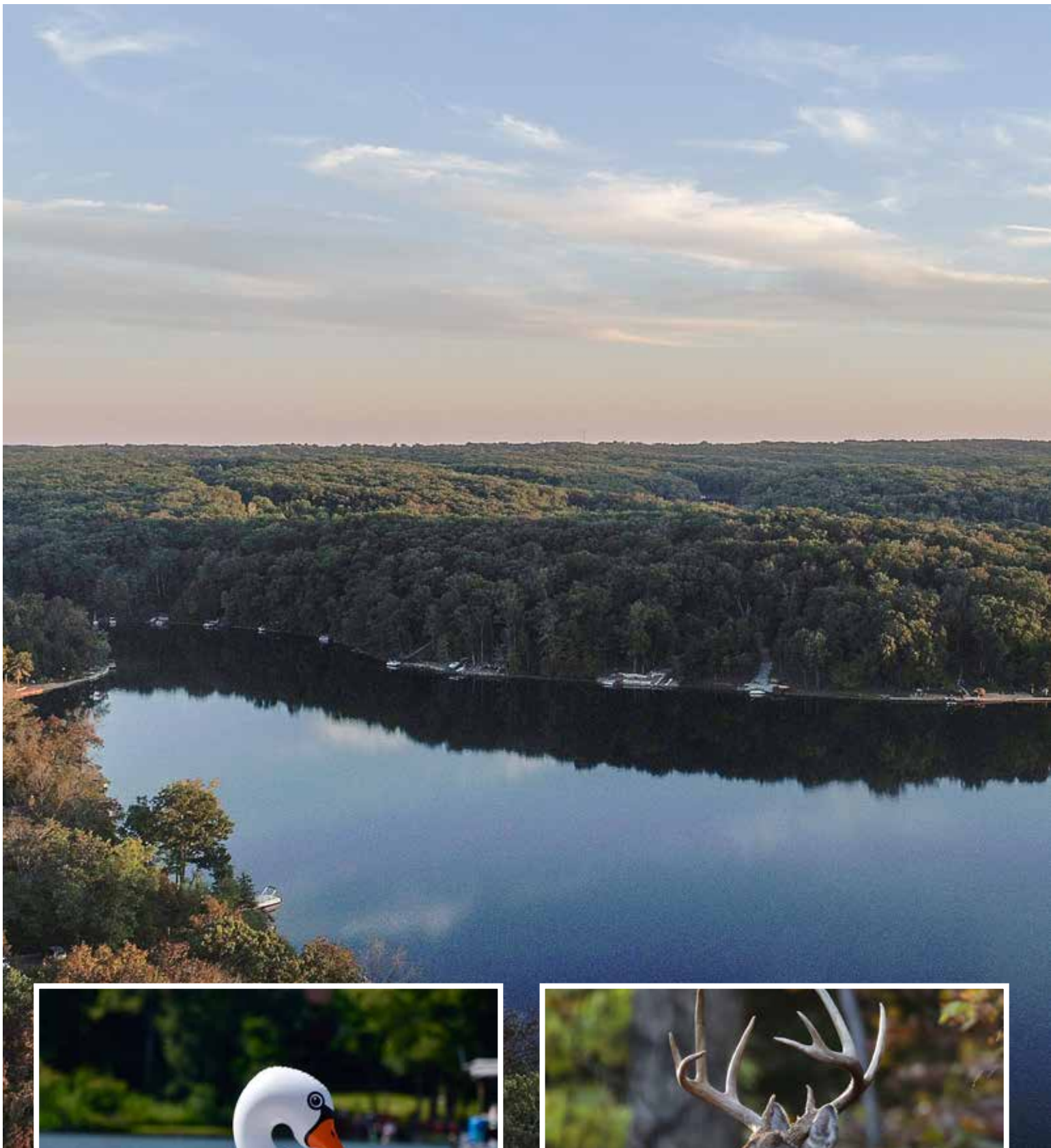


COTTAGE MODELS & PRICING

Innsbrook, Missouri



Innsbrook





WELCOME TO INNSBROOK

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.





THE COMMUNITY

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!



Innsbrook Institute

The Innsbrook Institute is a nonprofit organization whose mission is to promote appreciation of classical music. Hosted by Innsbrook, the Institute's nine-day Summer Music Academy and Festival brings world-class musicians together with classical musical students from across the United States for education and enrichment as well as nightly performances for students and patrons.



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.



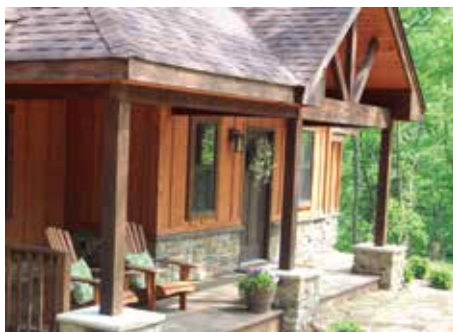
CHARRETTE CREEK COMMONS



Charrette Creek Commons, our amenity complex opened in 2016, has become a favorite place for Innsbrook families and guest to gather and play. The complex features a zero-entry pool with swim lanes, a lazy river, the Summerhaus poolside eatery, children's playground 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.



ABOUT THE COTTAGES

Our cottages offer a new style of Innsbrook living for either a primary or secondary residence.



For more information on our cottage floorplans,
visit www.innsbrook-resort.com/real-estate/communities/cottages



Alpenhaus

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 cedar posts and half-stone columns
- Architectural shingles

OPTIONS TO STANDARD PACKAGE

9' foundation	\$3,620	Vaulted ceiling in kitchen and hallway	\$1,550
Covered rear deck (approximately 22' x 12')	\$14,750	Plumb and install water softener	\$1,615
Composite decking and metal railing (front, rear & side decks)	\$6,870	Two-car garage approximately 26' x 24'	\$13,500
1" x 6" pine car siding on foyer, great room and kitchen ceilings	\$13,750		

MAIN FLOOR PLAN

1,215 square feet



LOWER LEVEL FLOOR PLAN





Nordhaus

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 cedar posts and half-stone columns
- Large covered deck
- Architectural shingles

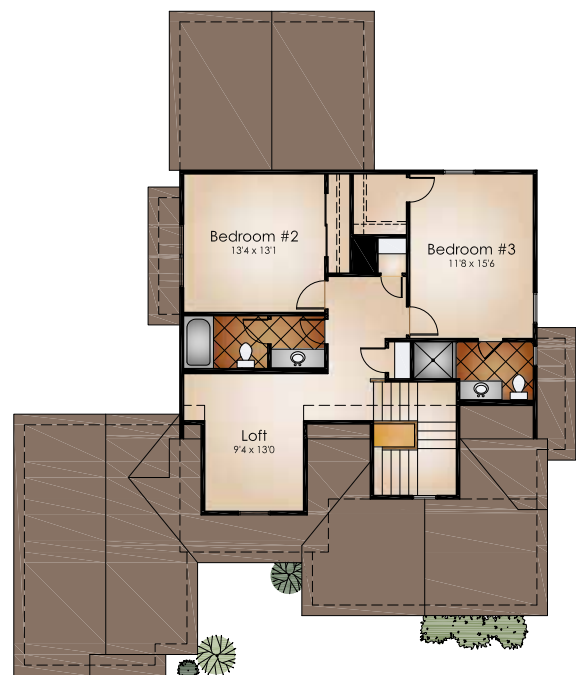
MAIN FLOOR PLAN

1,164 square feet



UPPER LEVEL FLOOR PLAN

938 square feet





Wäldern

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 cedar posts and half-stone columns
- Large covered deck
- Architectural shingles

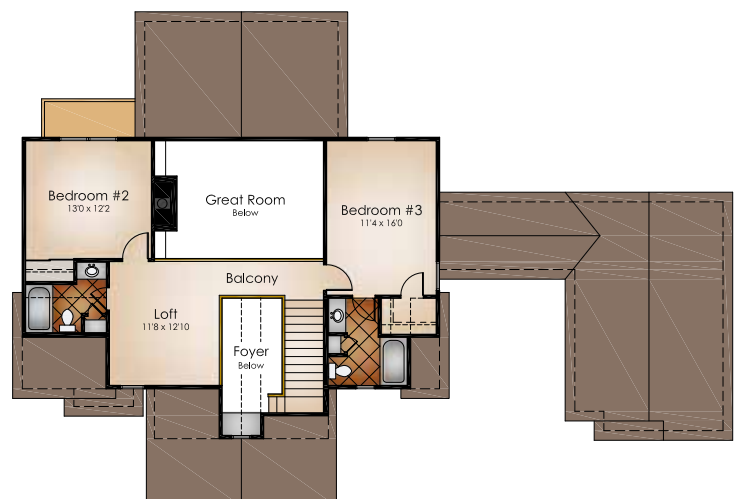
MAIN FLOOR PLAN

1,327 square feet



UPPER LEVEL FLOOR PLAN

742 square feet





Alderbrück

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 cedar posts and half-stone columns
- Wrap-around covered deck
- Architectural shingles

MAIN FLOOR PLAN

1,231 square feet



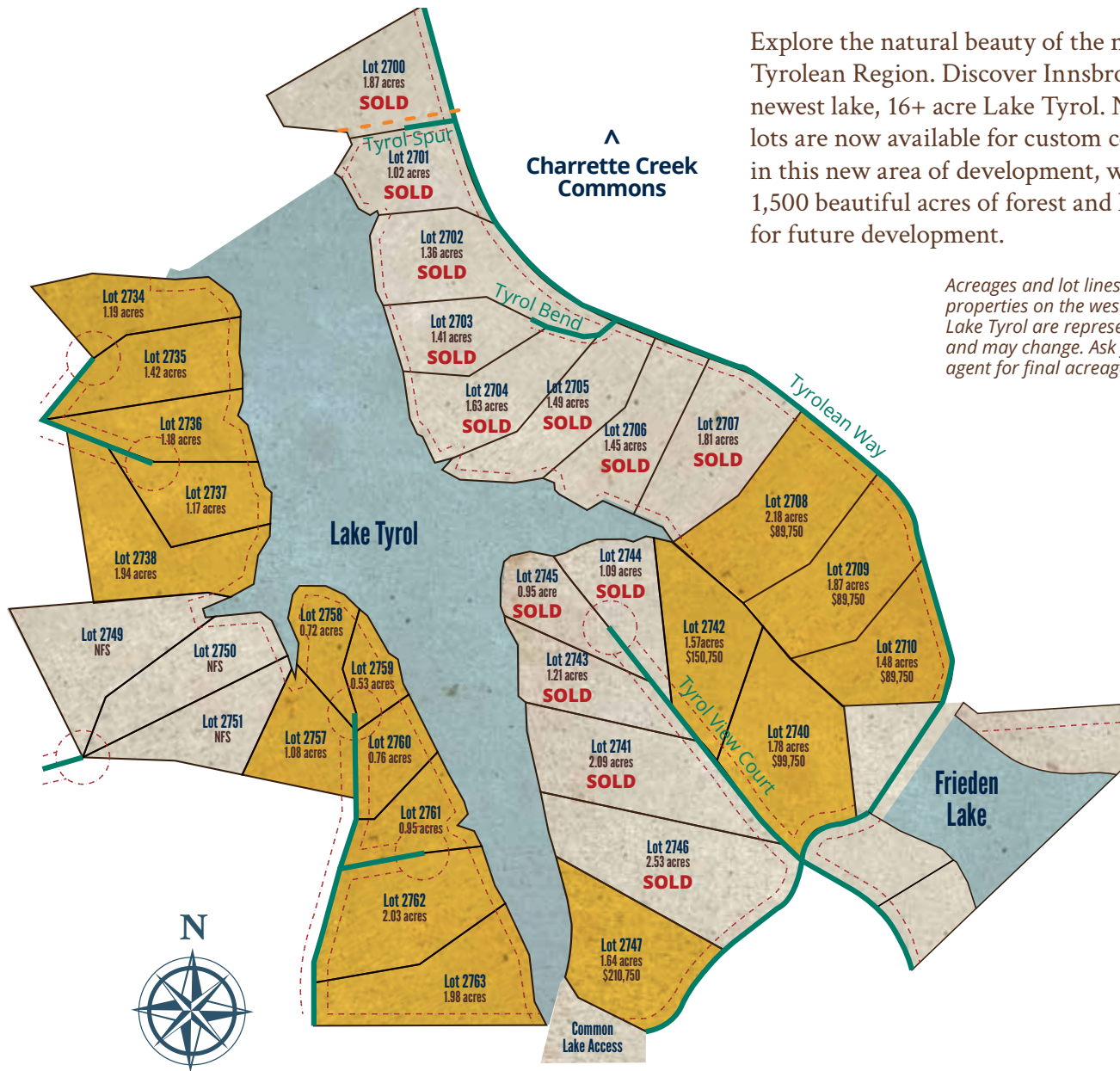
UPPER LEVEL FLOOR PLAN

830 square feet



Pricing as of 5/26/16. MP. Information and pricing here is not warranted and is subject to change without notice.

LAKE TYROL



Explore the natural beauty of the new Tyrolean Region. Discover Innsbrook's newest lake, 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.

Acreages and lot lines for properties on the west side of Lake Tyrol are representative and may change. Ask your agent for final acreage.

Lot	Price	Acreage	Setting
2708	\$89,750	2.18 acres	Lake Tyrol
2709	\$89,750	1.87 acres	Woods
2710	\$89,750	1.48 acres	Woods
2740	\$99,750	1.78 acres	Woods
2742	\$150,750	1.57 acres	Lake Tyrol
2747	\$210,750	1.64 acres	Lake Tyrol

Lot Lines	
Primary Road	
Nature Trail	
Stream	

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: 10/1/18 DT

THE COTTAGES AT LAKE TYROL: PLATS 96, 97, 98 & 100 FACTS AND GUIDELINES

Cottages at Lake Tyrol Restrictions and Governance

- (1) Only custom cottages will be built at the Cottages at Lake Tyrol.
- (2) Innsbrook cottage homes are for recreational and full-time use.
- (3) All properties shall be governed by the Innsbrook Subdivision Declaration of Trust and Restrictions.
- (4) All construction plans shall be approved by the Innsbrook Architectural Review Board.
- (5) Minimum square footage of 1,215 applies.

Cottages at Lake Tyrol Notes

- (1) Lake Tyrol is common ground and use is subject to restrictions set by the Innsbrook Owners' Association Trust Indenture
- (2) A 25-foot easement follows the entire shoreline of Lake Tyrol.
- (3) The Tyrolean nature trail crosses this area.
- (4) Innsbrook to be the exclusive building entity.

Cottages at Lake Tyrol 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) Power: Cuivre River Electric Cooperative (800.392.3709)
- (4) Electronic Security: Innsbrook Corporation Security
- (5) The Innsbrook Corporation is responsible for bringing water, power and sewer to the property. The property owner is responsible for the maintenance of all secondary lines for water and sewer (including sewage grinder pump).

Cottages at Lake Tyrol Public Districts

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

Cottages at Lake Tyrol Annual Costs

- (1) Innsbrook Property Owner Assessment - Prior to completion of residence: \$1,734 in 2018 includes fees for water, sewer, security and activities.

After completion of residence: \$2,815 in 2018 includes fees for water, sewer, security and activities.

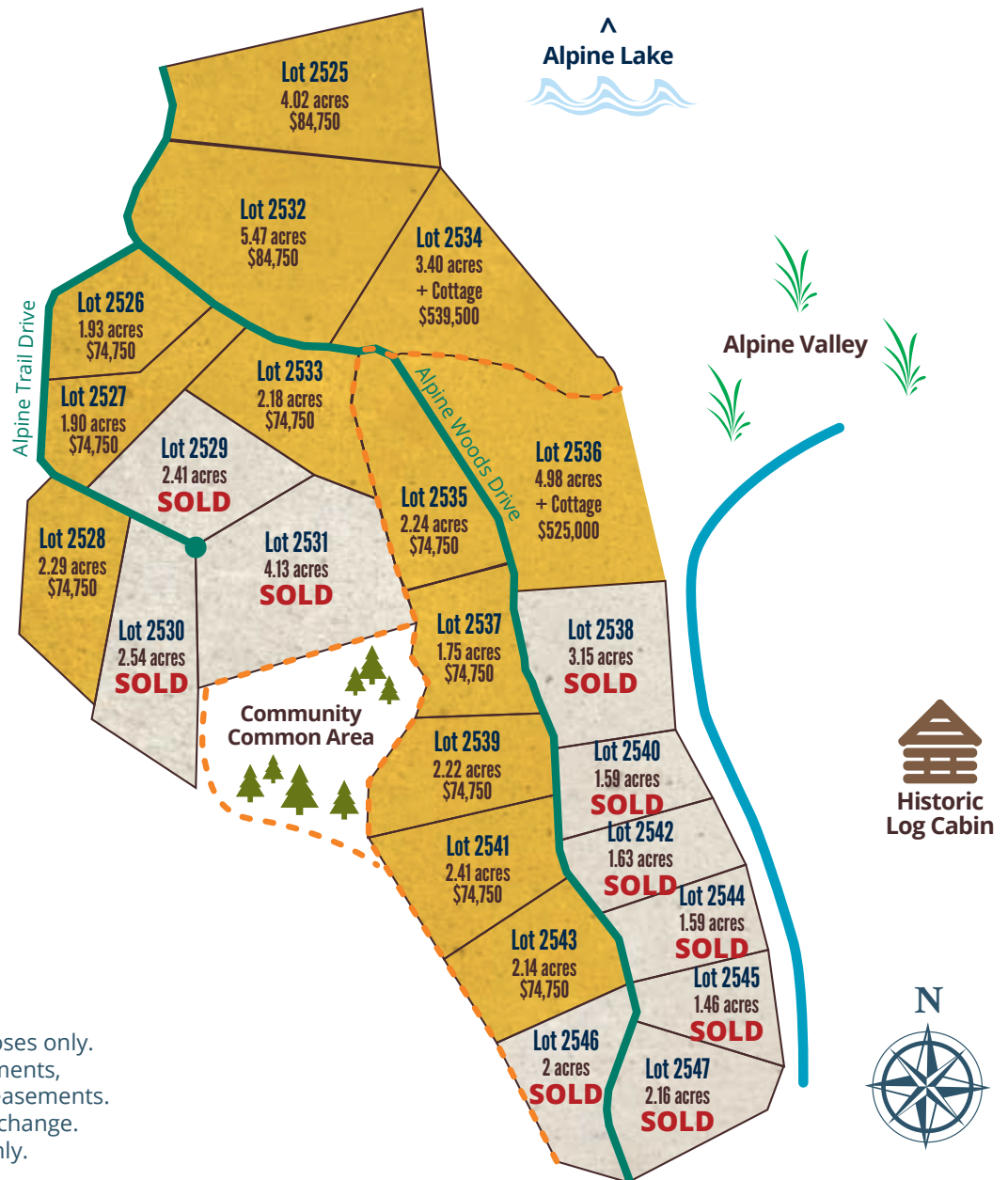
- (2) Water Surcharge: \$5.50/1,000 gallons over the 250 gallon per day allowance up to a 360 gallon per day usage, and \$3.00/1,000 gallons over the 360 gallon per day usage. The annual fee for water in the property owner assessment covers all usage up to 250 gpd.

Offered through Innsbrook Properties, Inc.

Pricing as of 3/12/18 DT. Information and pricing here is not warranted and is subject to change without notice.

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.



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: 10/1/18 DT

Lot	Price	Acreage	Setting
2525	\$84,750	4.02 acres	Woods
2526	\$74,750	1.93 acres	Woods
2527	\$74,750	1.90 acres	Woods
2528	\$74,750	2.29 acres	Woods
2532	\$84,750	5.47 acres	Woods
2533	\$74,750	2.18 acres	Woods
2534	\$539,500	3.40 acres	Woods

Lot	Price	Acreage	Setting
2535	\$74,750	2.24 acres	Woods
2536	\$525,000	4.98 acres	Woods
2537	\$74,750	1.75 acres	Woods
2539	\$74,750	2.22 acres	Woods
2541	\$74,750	2.41 acres	Woods
2543	\$74,750	2.14 acres	Woods
2546	\$74,750	2.00 acres	Woods

THE COTTAGES AT ALPINE WOODS: PLAT 93 FACTS AND GUIDELINES

Cottages at Alpine Woods Restrictions and Governance

- (1) Only cottage homes will be built at the Cottages at Alpine Woods.
- (2) Innsbrook cottage homes are for recreational and full-time use.
- (3) All properties shall be governed by the Innsbrook Subdivision Declaration of Trust and Restrictions.
- (4) All construction plans shall be approved by the Innsbrook Architectural Review Board.
- (5) Minimum square footage of 1,215 applies.

Cottages at Alpine Woods Notes

- (1) The Tyrolean nature trail crosses this area.
- (2) Innsbrook to be the exclusive building entity.

Cottages at Alpine Woods 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
- (7) The Innsbrook Corporation is responsible for bringing water, power and sewer to the property. The property owner is responsible for the maintenance of all secondary lines for water and sewer (including sewage grinder pump).

Cottages at Alpine Woods Public Districts

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

Cottages at Alpine Woods Annual Costs

- (1) Innsbrook Property Owner Assessment - Prior to completion of residence: \$1,734 in 2017-2018 includes fees for water, sewer, security and activities.

After completion of residence: \$2,815 in 2017-2018 includes fees for water, sewer, security and activities.

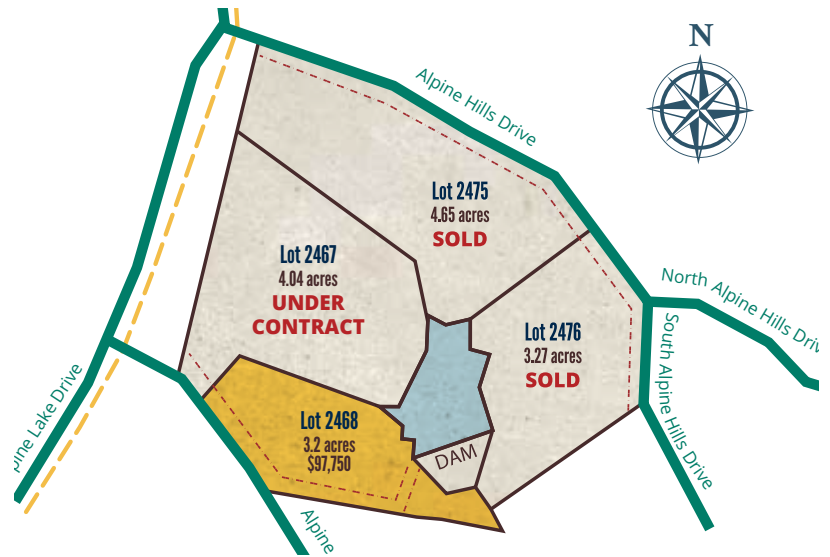
- (2) Water Surcharge: \$5.50/1,000 gallons over the 250 gallon per day allowance up to a 360 gallon per day usage, and \$3.00/1,000 gallons over the 360 gallon per day usage. The annual fee for water in the property owner assessment covers all usage up to 250 gpd.

Offered through Innsbrook Properties, Inc.

Pricing as of 3/13/18 DT. Information and pricing here is not warranted and is subject to change without notice.

LAKE HARTRIGEL

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.

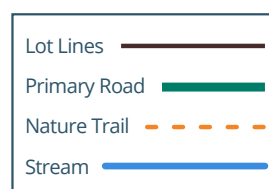


Lot	Price	Acreage	Setting
2468	\$97,750	3.20 acres	Lake Hartrigel

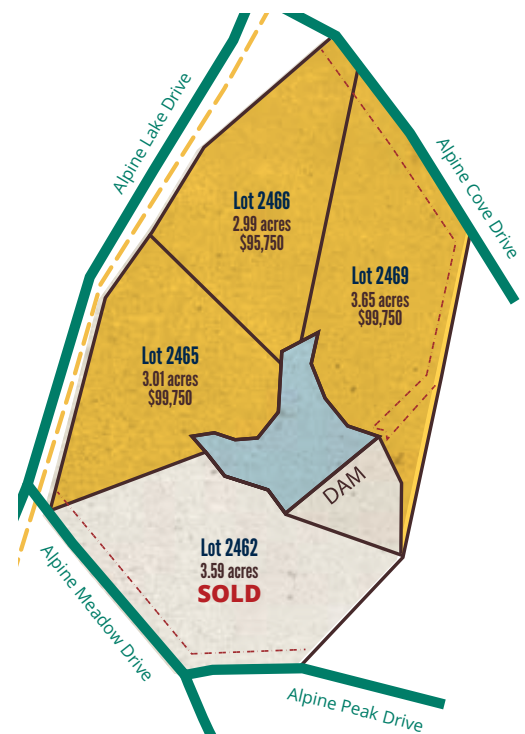
This map is for promotional purposes only. Refer to plat map for all measurements, acreage amounts and applicable easements. Information and prices subject to change. Nature trails are representative only.
Updated: 10/1/18 DT

LAKE HIRSCH

Natural beauty, wildlife and relaxation await. The cottage 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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Updated: 2/15/17 JI



Lot	Price	Acreage	Setting
2465	\$99,750	3.01 acres	Lake Hirsch
2466	\$95,750	2.99 acres	Lake Hirsch
2469	\$99,750	3.65 acres	Lake Hirsch

COTTAGES AT LAKE HARTRIGEL AND LAKE HIRSCH: PLAT 82 FACTS AND GUIDELINES

Cottages at Lake Hartrigel and Lake Hirsch Restrictions and Governance

- (1) Only cottage homes will be built at Lake Hartrigel and Hirsch.
- (2) Innsbrook cottage homes are for recreational and full-time use.
- (3) All roads both primary and secondary will be black-topped.
- (4) All properties shall be governed by the Innsbrook Subdivision Declaration of Trust and Restrictions.
- (5) All construction plans shall be approved by the Innsbrook Architectural Review Board.
- (6) Minimum square footage required of 1,500 on the main floor and 300 on other level for a combined 1,800 square feet.

Cottages at Lake Hartrigel and Lake Hirsch Notes

- (1) Innsbrook to be the exclusive building entity.

Cottages at Lake Hartrigel and Lake Hirsch Land Use

- (1) Restrictions and covenants apply to every Alpenhof property.
- (2) Lake Hartrigel and Lake Hirsch are subdivisions of Innsbrook. All amenities will be reciprocal between the two areas.
- (3) Lake Hartrigel and Lake Hirsch will offer dedicated horse and nature trails.

Cottages at Lake Hartrigel and Lake Hirsch 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) Cable TV: maintained and operated by Innsbrook Corporation
- (4) Telephone: CenturyLink (800-201-4099)
- (5) Power: Cuivre River Electric Cooperative (800-392-3709)
- (6) Electronic Security: Innsbrook Corporation Security
- (7) Recommended Internet/DSL: Your Home Town Internet (YHTI) 866-670-9484 or CenturyLink 800-201-4099
- (8) The Innsbrook Corporation is responsible for bringing water, cable tv, power and sewer to the property. The property owner is responsible for the maintenance of all secondary lines for water, cable tv and sewer (including sewage grinder pump).

Cottages at Lake Hartrigel and Lake Hirsch Public Districts

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

Cottages at Lake Hartrigel and Lake Hirsch Annual Costs

- (1) Innsbrook Property Owner Assessment - Prior to completion of residence: \$1,734 in 2018 includes fees for water, sewer, security and activities.

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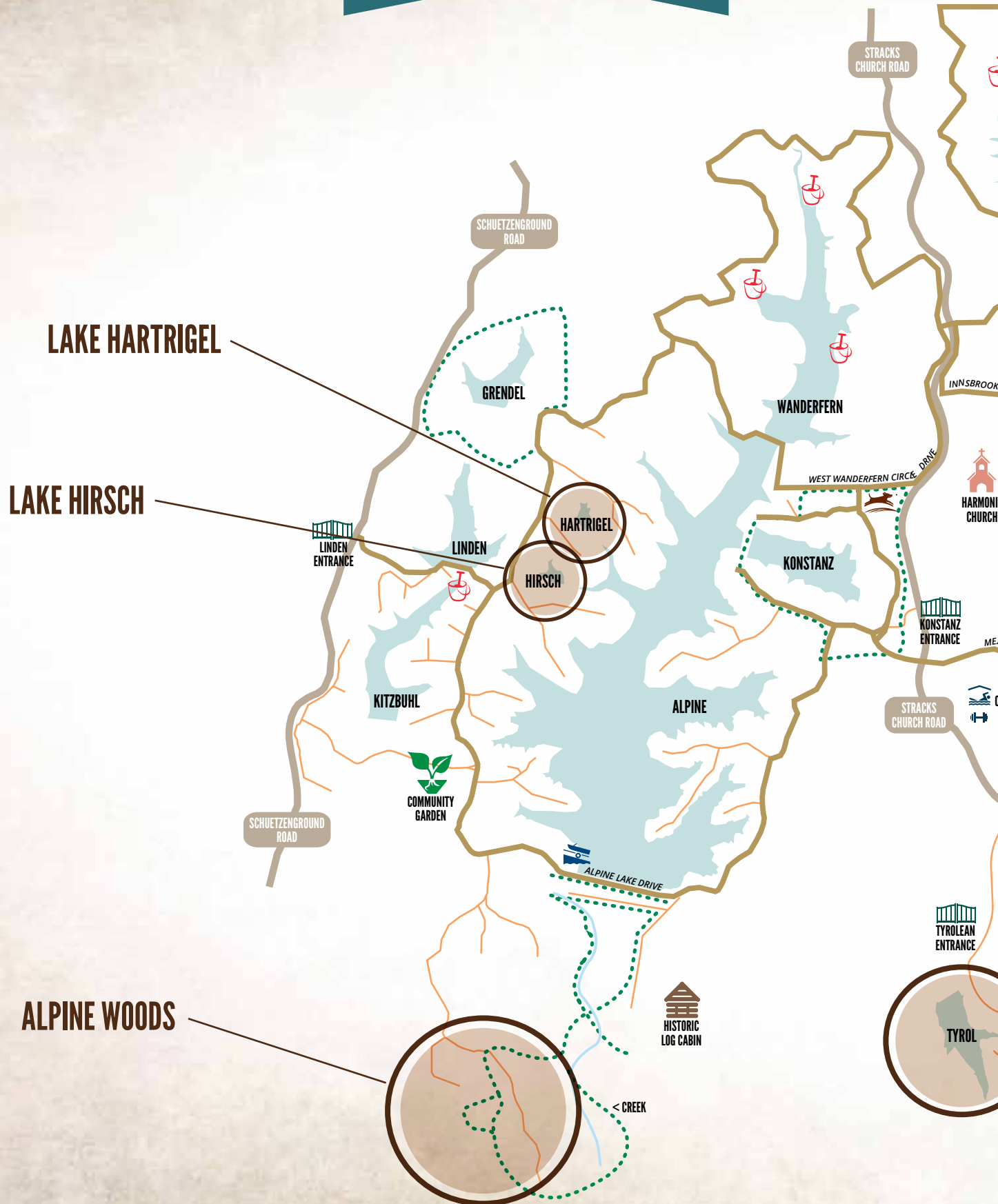
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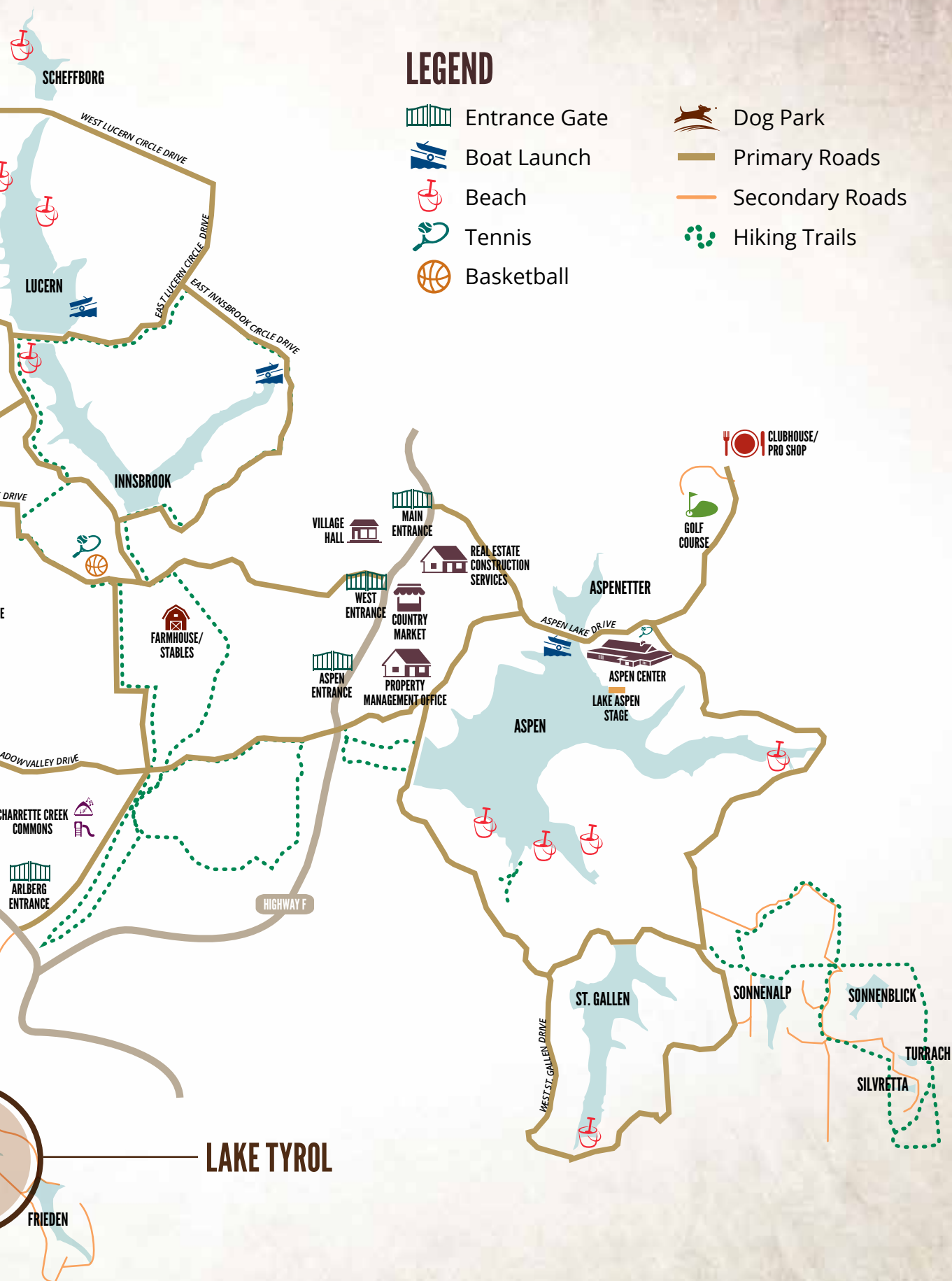
Offered through Innsbrook Properties, Inc.

Pricing as of 3/12/18 DT. Information and pricing here is not warranted and is subject to change without notice.

DEVELOPMENT MAP

Cottage Communities





THERE'S MORE TO EXPLORE



Tee Off at our Golf Course **TOP-RATED COURSE IN AN UNBEATABLE SETTING**

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. Innsbrook Resort Golf Course is nationally recognized, having received a "Four-Star Rating" from Golf Digest.

FOR MORE INFORMATION

Call 636.928.3366 x9203 or book tee times online at www.innsbrook-resort.com.



Food, Fun & Friends **THE CLUBHOUSE BAR & GRILLE**

Located at the golf complex, the Clubhouse Bar & Grille at Innsbrook is the neighborhood place for meeting friends and family for good food and good fun. Stop in today!

FOR MORE INFORMATION

Call 636.928.3366 x9207.



Start Thinking Outside the Cubicle **MEETINGS & RETREATS**

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.

FOR MORE INFORMATION

Call 636.928.3366 x9803.



Innsbrook

INNSBROOK-RESORT.COM | 636.928.3366 x9199

CONNECT WITH US

