

LIFE at the **LAKES**
closer to home



INNSBROOK

AN EARLY MORNING *splash* IN THE LAKE.
AN AFTERNOON *adventure* IN THE WOODS.
AN EVENING *gazing* AT THE STARS.



To some, it sounds like the simple days gone by, but to families experiencing the tradition and tranquility at Innsbrook, that's just life at the lakes, closer to home. Weekends here are truly getaways from the hustle and bustle of everyday life. Trade in work stress for wondrous scenery, daily internet issues for dockside coffee breaks, endless meetings for everlasting memories.

In our high-tech fast paced world, very few things seem simple anymore. It's time to step back and recapture the simplicity of the past, when relaxing at the lake with your family and friends and sitting around the campfire were the most important events of the day.



THE PERFECT *getaway location*



Located less than an hour from St. Louis, the time you save on driving will be spent enjoying your sanctuary in the woods.

Take a deep breath ... you're at Innsbrook. You have time. Time to sit for hours on the deck, looking at the lake. Not checking email, or returning phone calls. Just sitting. Time for family ... to play with your kids, be away from the office.

Picture your perfect weekend—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, horse stables, and family events for all ages—truly making it nature's playground, right in your backyard.

At Innsbrook, you'll find what you've been looking for. *Life at the lakes, closer to home.*



BEAUTIFUL *natural setting*



Nature is at the heart of Innsbrook. We're dedicated to conserving and enhancing the natural beauty that surrounds us. Without Innsbrook's lakes, streams, woods, meadows, and the plants and animals that live within them, our community wouldn't be the natural paradise that it is.

At Innsbrook, you don't just look at nature—you live it. Our five unique trails will please both the Sunday stroller and the avid hiker. Explore the diverse flora and fauna and admire the expansive views of the lakes. Let nature be your entertainment as you watch a thrilling thunderstorm, look up at a mighty tree, or follow a deer's path across a meadow.

Innsbrook is the perfect place to gather with family and marvel at nature's majesty as you wind your way through the woods on horseback. Stumble upon a bubbling creek and have a spontaneous picnic or listen for the sounds of the many bird species that call Innsbrook home.

You'll truly experience the magnificence of the Midwest's ever-changing seasons when you live at Innsbrook.



DO EVERYTHING OR *nothing at all*



Individuals, couples, and families come to Innsbrook to get away from the hustle and bustle of everyday life. We offer guests solitude and relaxation in a great, natural setting. You'll find time for your family and friends at Innsbrook.

This unique Midwest destination offers a variety of activities, along with the innate serenity of the resort. Take a canoe across a still lake on a quiet Sunday, or take advantage of a perfect fall day with a horseback ride on the 20 miles of trails permeating Innsbrook's 7,500 acres. You don't have to own a horse or be an expert rider to have fun at our stables.

Come on out and play: whether you're a sports pro or a recreational dabbler, we've got your game here at Innsbrook. Play a lively tennis match or some one-on-one basketball on our courts. Or take your family to a summer concert in an unbeatable outdoor setting—Innsbrook has some of the best music the region has to offer. Enjoy a picnic dinner, meet your neighbors, let the kids be kids.

At Innsbrook, you can do everything ... or nothing at all.



A COMMUNITY FULL OF *family fun*



At Innsbrook, you're not just another house in a development. You're part of a vibrant, active community. You'll experience moments with your family you'll remember for years to come.

Kids from grade school age to teens will discover, explore, laugh, and learn at our summer camps and workshops. Jaws will drop in awe of the largest private fireworks display in the state of Missouri—right here at Innsbrook on Fourth of July weekend. It's an unforgettable Independence Day extravaganza.

You'll never be bored at Innsbrook. Reap the fruits of your labor as you harvest your plot in the Community Garden. Treat your favorite four-legged friend to a day of play at our 10,000-square-foot dog park. Sail away from it all during our annual Memorial Day regatta.

Let Innsbrook help you remove the barriers between you and nature and experience life the way it should be. From the encapsulating quiet of a summer night to the fall frenzy of birds gathering their winter stores, your family will experience great moments in the great outdoors year-round at Innsbrook.

A PIECE OF PARADISE FOR *everyone*

With all-season and vacation properties, you can choose a home tailor-made to your desires. Your piece of paradise can be perched on the shores of one of our pristine lakes or overlook the golf course, sit in the midst of serene woods or be nestled in a lush meadow. With 7,500 acres and more than 100 lakes, your perfect getaway is here at Innsbrook.

Spacious and custom-built or cozy and rustic, there is something for everyone at Innsbrook. Live close to community amenities or hide away for transcendent tranquility. Live on less than an acre or more than four—either way, you'll have the best of Missouri's natural beauty *right in your backyard*.





RESIDENTIAL AND VACATION 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.



RECREATIONAL A-FRAME 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.



EAGLE BEND VILLAS

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



CONDOMINIUMS

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

OUR PROPERTY OWNERS *say it best*

“Innsbrook has created a **unique bond across three generations** of our family.”

- CAROL G.

“It’s a **great feeling** when your grandkids tell you *what Innsbrook has meant to them growing up.*”

- MARLYNN S.

“What a wonderful place to live! I so look forward to spending my days at Innsbrook. Whether **enjoying the lake** on a hot summer day or **walking the trails** on a cool fall afternoon, the surrounding nature and beauty of Innsbrook *sweeps away the stress of life that lies outside the main gate.*”

- JEFF L.

“We thought we were happy before we ever heard of Innsbrook, but we didn’t know what happiness was. Innsbrook gets **better with every passing season.** It has added vast dimensions to our lives. *Doubtless it has also added years to our lives.*”

- MARIETTE P.

FOR MORE INFORMATION

Call Innsbrook Properties today at (636)928-3366 ext. 199 or email property@innsbrook-resort.com or feel free to drop by anytime from 10 a.m. to 4 p.m. seven days a week.



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