

ABOUT CHALETS

Innsbrook founder Ed Boyce was inspired to build A-frame chalets during his years living in Aspen, Colorado. It was there that he admired the vaulted interiors, rustic feel and wall of windows that brought all the surrounding natural beauty inside. So he brought the Aspen A-frame to the rolling hills of Missouri wine country and Innsbrook was born.

Today, the A-frame has come a long way from the simple "A's" that were built in 1971 when Innsbrook began. The walls have been straightened to provide more living space and there is much more glass. Many of today's chalets feature private bedrooms, private baths, screened-in porches and more. The buildings still include range, refrigerator, microwave, lighting fixtures, kitchen cabinets, loft area, central heat and air, central security system and a spacious deck.

But most important is the view of woods or a lake. Some sites feature both. And like Ed Boyce's first A-frames, every new chalet at Innsbrook is designed to bring nature in.

The Treehouse Effect

A unique design feature of the A-frame is its wall of windows, which creates "treehouse" views of the woods or lake beyond. The chalets at Innsbrook create a comforting atmosphere by bringing the outdoors indoors.

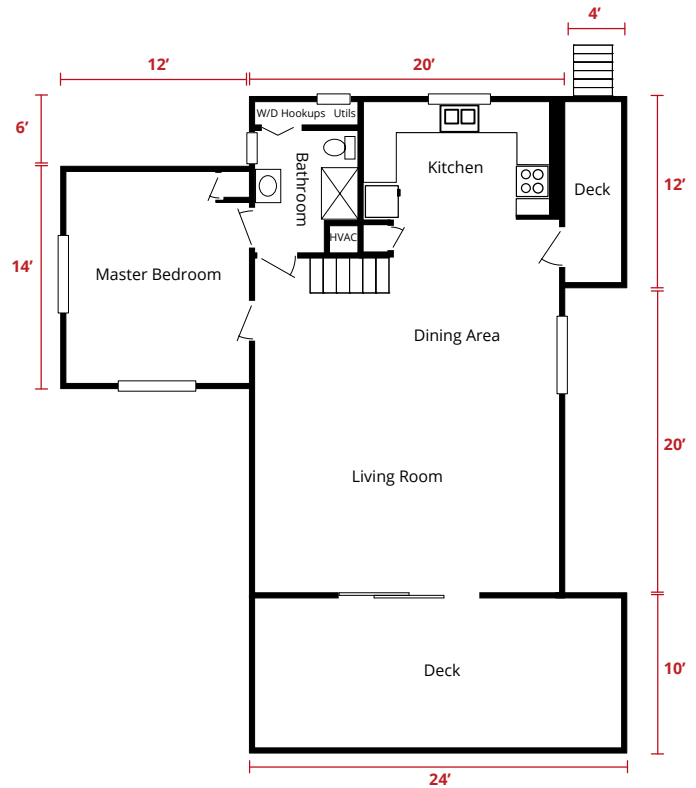
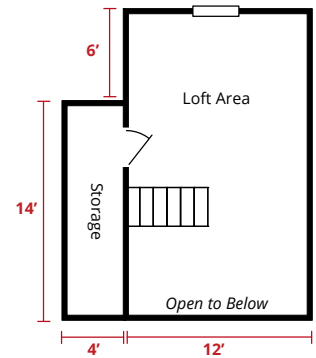
With the warmth and charm of textured, resawed wood siding, our rustic chalet homes offer you a wide variety of styles, floor plans and amenities from which to choose.

All units are handcrafted on site with the finest treated cedar and hardwood. In addition, all exterior and interior materials, floor coverings, fixtures, heating and air-conditioning systems and appliances are of superior brand quality. All A-frame construction is done by Innsbrook Corporation.

SUMMIT MODEL



This basic A-frame design offers approx. 1,024 square feet of living space, with a master bedroom on the main level, as well as a living room, dining area, bathroom and kitchen. The loft, overlooking the living room sleeps four. This style also includes a treated deck.



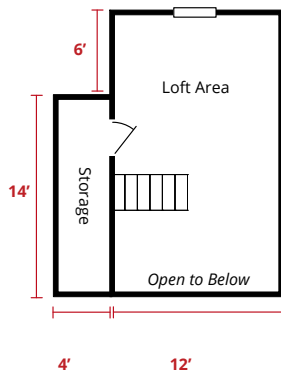
Illustrations are for marketing purposes only.

SUMMIT II MODEL

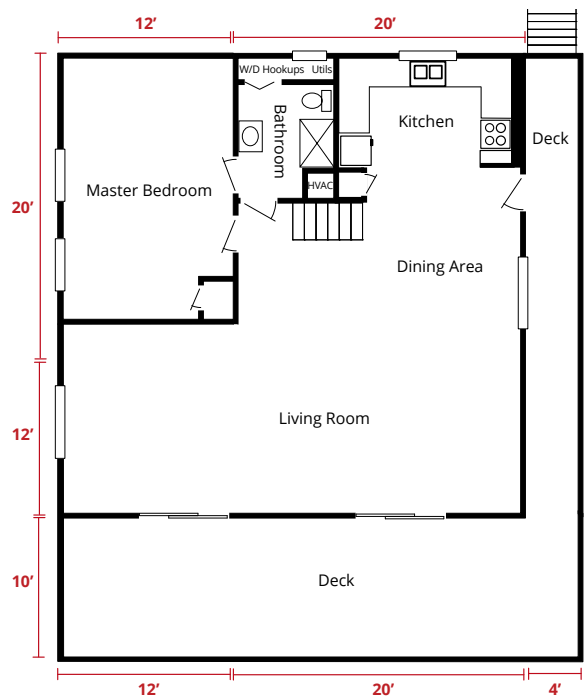
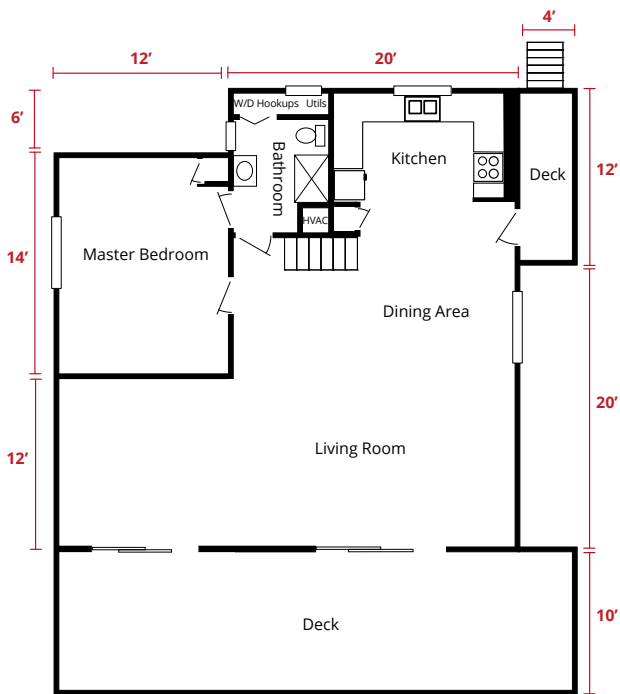
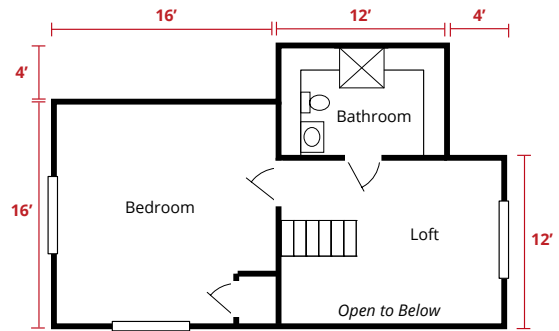
SANTA BARBARA MODEL



With approx. 1,168 square feet of living space, the Summit II features a master bedroom on the main level, with a large living room, dining area, bathroom and kitchen. The sleeping loft overlooks the living room.



With approx. 1,750 square feet of living space, the Santa Barbara has a main-level master bedroom, living room, bathroom, dining area and kitchen. Plus, loft area with second bath and bedroom. Includes treated deck.

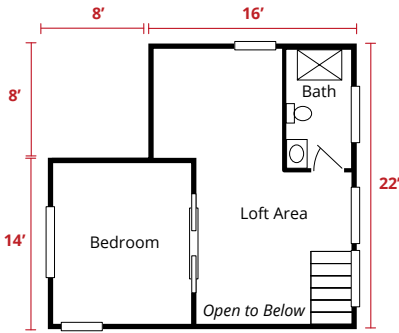


TIMBERLINE MODEL

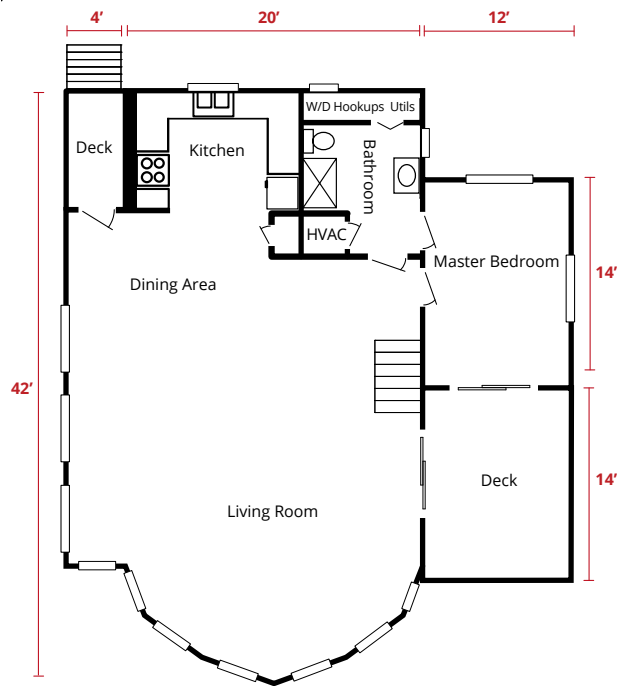
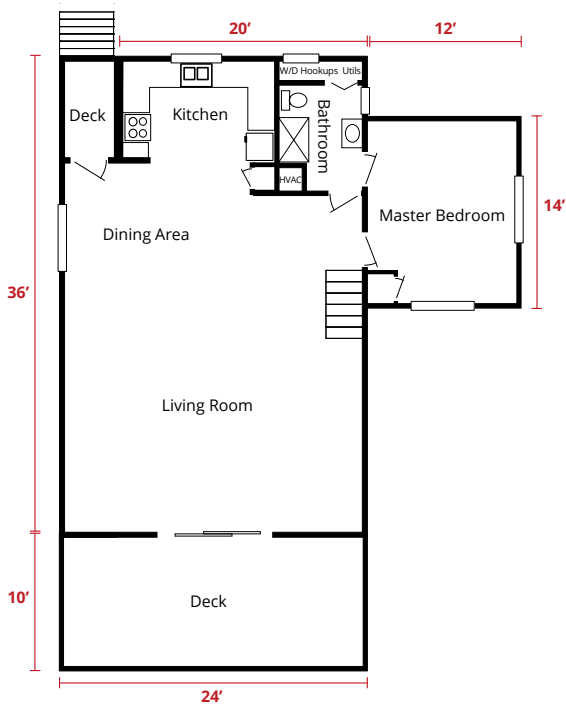
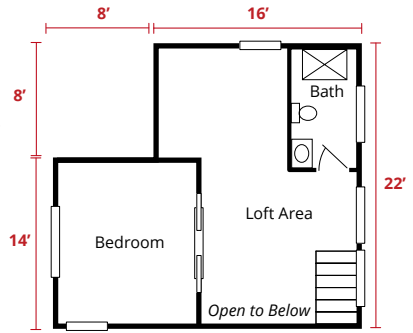
ALPENWALD MODEL



With approx. 1,460 square feet of living space, this chalet features a main-level living room, dining area, bathroom, master bedroom, and kitchen. The upper level includes a sleeping loft with a bedroom. Includes treated deck.



With approx. 1,600 square feet of living space, the Alpenwald features an octagonal wall of windows in the living room. The side deck is accessible from the master bedroom and living room. Main floor includes dining area, bathroom and kitchen. The loft offers a bedroom and bath.



NEW CHALET PRICE SUMMARY



Chalet Packages and Additions

Summit.....	\$270,300
Summit II.....	\$308,600
Timberline.....	\$337,400
Santa Barbra.....	\$372,900
Alpenwald.....	\$489,000

Fireplace Options

Lopi wood-burning stove.....	\$8,900
42" wood-burning corner fireplace, stone on face to ceiling.....	\$13,890
42" wood-burning fireplace, stone on face and returns to ceiling.....	\$14,935

*Pricing and availability as of 10/21/22 DT
Information and pricing herein is not warranted and is
subject to change.*

*Summit base price includes:

*Refrigerator, stove, microwave, central heat/
air-condition heat pump, cedartone treated
lumber deck, LP Smartside exterior siding,
ceiling fans, brushed nickel light fixtures,
vinyl slider patio door, six-panel clear pine
interior doors, vinyl framed windows, old
style glass-end with vinyl framed stationary
windows, arctic white paneling in ceilings,
westport oak on walls, Sinclair cabinets,
Formica counters in kitchen (number ending
-58), onyx marble tops in bathrooms, Berber
carpet and vinyl floors in kitchen and baths.*

*Summit base price does not include:

*Dock, walkway to lake or dock, steps off
deck, fireplace or landscaping materials for
driveway, under chalet or retaining wall.*

*Prices subject to change without notice.

*Additional rock-breaking charge may
apply for footing installation.

*All chalets must be connected to the
Innsbrook Security System.

FEATURED CHALET COMMUNITIES

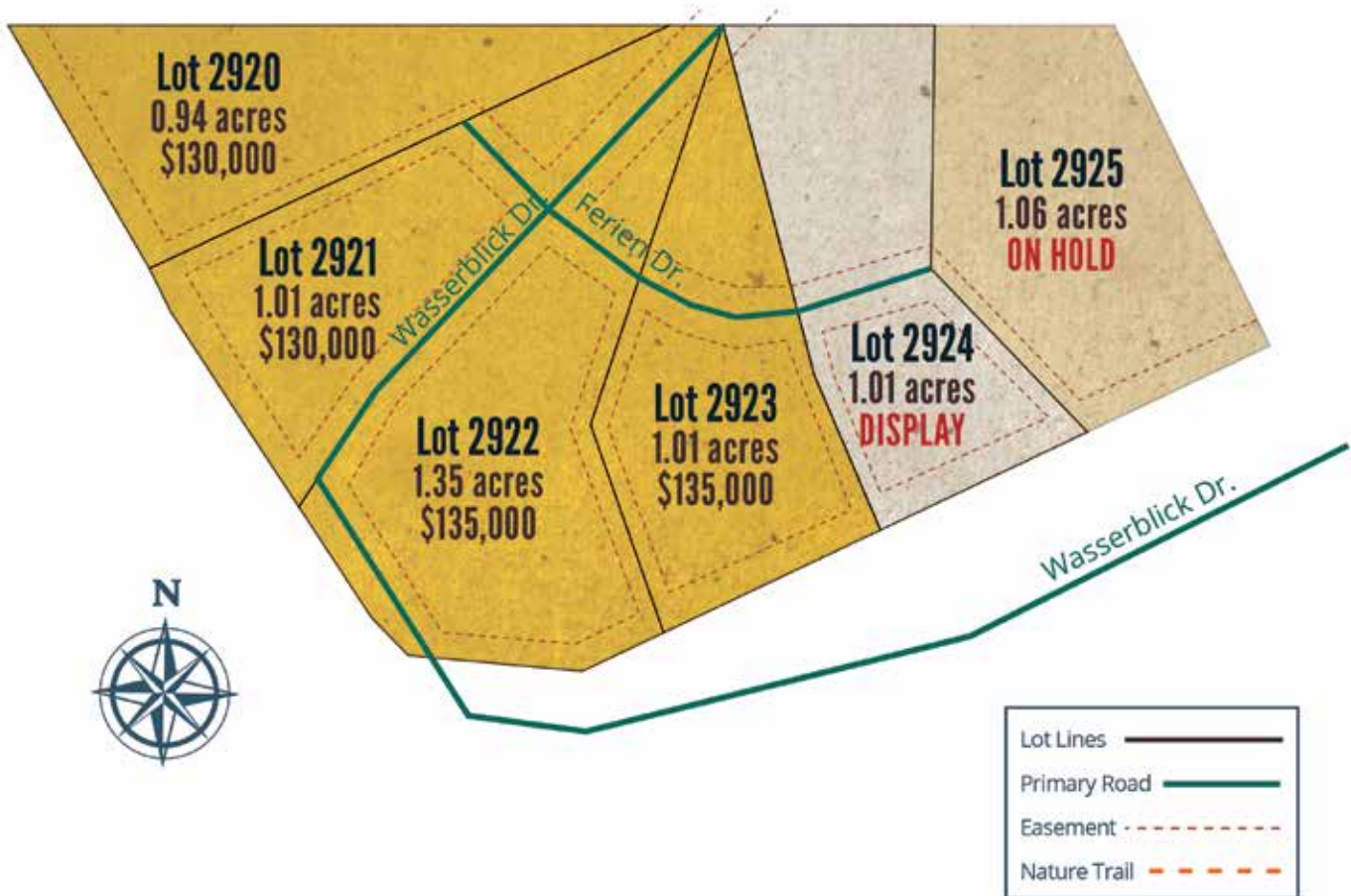
Brand New Chalet Development

Five lots are now available!

Explore the natural beauty of the new Tyrolean Region and discover rolling hills, multiple lakes, hiking trails, community pool, and more. Located near Innsbrook's primary amenity complex and surrounded by 1,500 beautiful acres of dense forest and rolling hills. *Chalets are secondary properties and cannot be used as a primary residence.*

*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: 8/17/23 DT*

Lot	Price	Acreage	Setting
2920	\$130,000	0.94 acres	Woods
2921	\$130,000	1.01 acres	Woods
2922	\$135,000	1.35 acres	Woods
2923	\$135,000	1.01 acres	Woods
2924	Display	1.01 acres	Woods
2925	On Hold	1.06 acres	Woods



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Map as of 1/3/24 RL