



Innsbrook

# TYROLEAN *Sonnen Haus*

INTRODUCING  
THE NEXT  
EVOLUTION OF  
INNSBROOK  
PROPERTIES



## TYROLEAN SONNENHAUS

Our newest style of Innsbrook living combines the modern exterior of a treehouse with cozy interior elements of a cottage into one convenient and comfortable residence that can transition from a vacation home to a permanent residence, 365 days a year. Offered in three and four bedroom models, each home will display an open floor plan featuring an artist loft, sloped ceilings, and a wooden beam decorating the highest point of the interior. LP ExpertFinish vertical board and batten siding, metal roofing, decorative timber overhang details, and stone masonry will border the base of all four exterior elevations, adding a touch of Innsbrook flair to a modern home design resting in the heart of nature.

Focused on open spaces and natural light, the options of contrasting exterior and interior palettes, paired with simple, geometric lines, enhance the modern design while creating a striking visual effect.

Sliding glass doors from the family room and primary bedroom will open to a composite deck and/or patio that lines the entirety of the back elevation, while oversized windows allow for natural light to adorn the indoors.

Both plans offer a designated list of upgrade opportunities for owners to choose from, including a screened in patio, corner fireplace in the family room, and much more. Located in the Tyrolean region of Innsbrook, this area offers its own security entrance, freshly paved roads, and is in close proximity to Charrette Creek Commons, multiple lakes, the Tyrolean nature trail and the brand new Tyrolean Oasis swimming pool.

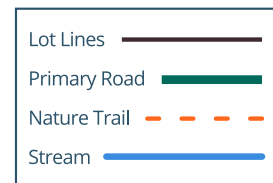
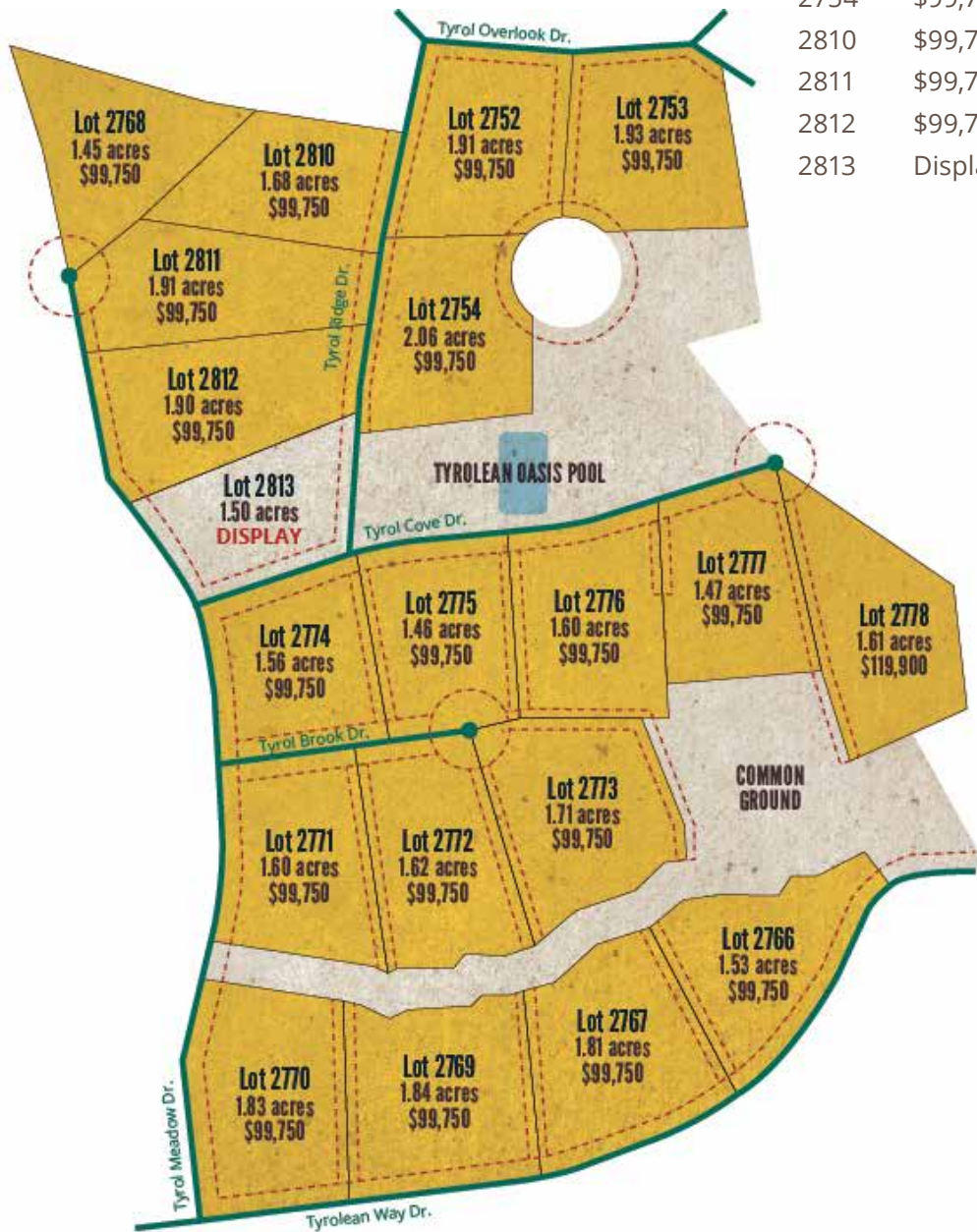




PHASE I LOTS NOW AVAILABLE!

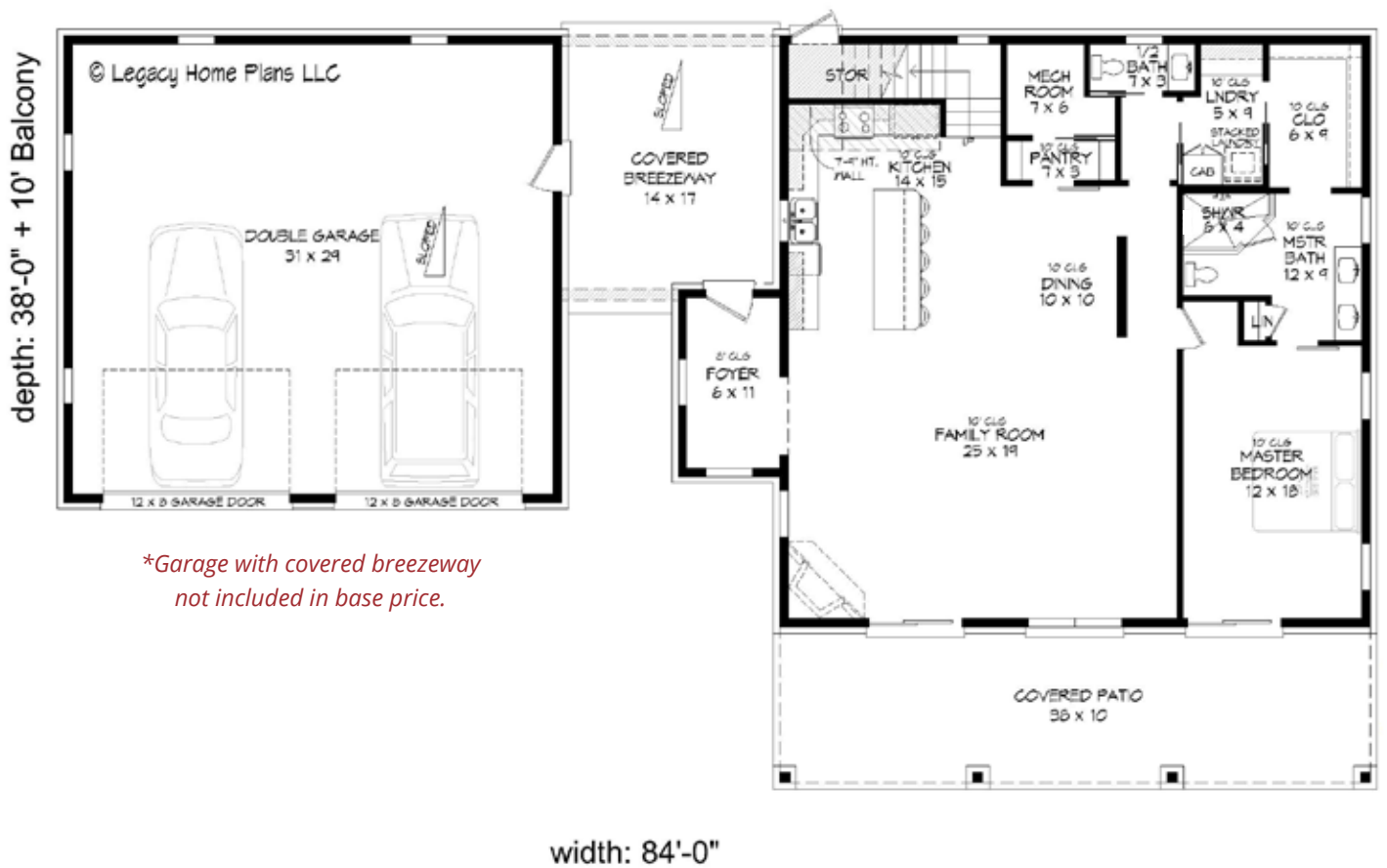
Lot	Price	Acreage	Setting
2766	\$99,750	1.53 acres	Woods
2767	\$99,750	1.81 acres	Woods
2768	\$99,750	1.45 acres	Woods
2769	\$99,750	1.84 acres	Woods
2770	\$99,750	1.83 acres	Woods
2771	\$99,750	1.60 acres	Prairie
2772	\$99,750	1.62 acres	Woods

Lot	Price	Acreage	Setting
2773	\$99,750	1.71 acres	Woods
2774	\$99,750	1.56 acres	Prairie
2775	\$99,750	1.46 acres	Woods
2776	\$99,750	1.60 acres	Woods
2777	\$99,750	1.47 acres	Woods
2778	\$119,900	1.61 acres	Woods
2752	\$99,750	1.91 acres	Woods
2753	\$99,750	1.93 acres	Woods
2754	\$99,750	2.06 acres	Woods
2810	\$99,750	1.68 acres	Prairie
2811	\$99,750	1.91 acres	Prairie
2812	\$99,750	1.90 acres	Prairie
2813	Display	1.50 acres	Prairie

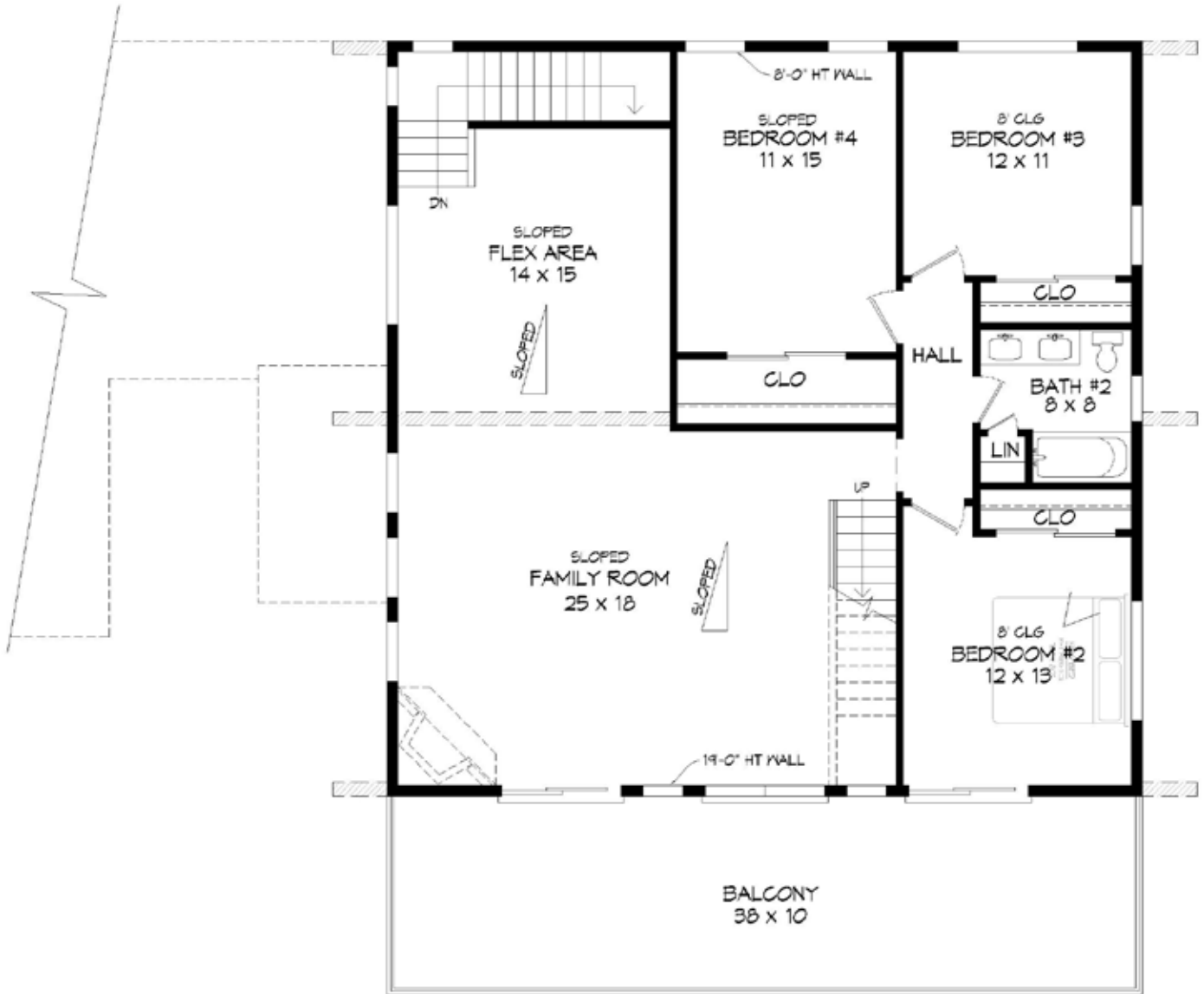


*This map is for promotional purposes only. Refer to plat map for all measurements, acreage amounts and applicable easements. Information and prices subject to change. Nature trails are representative only. Updated: 3/26/24 RL*

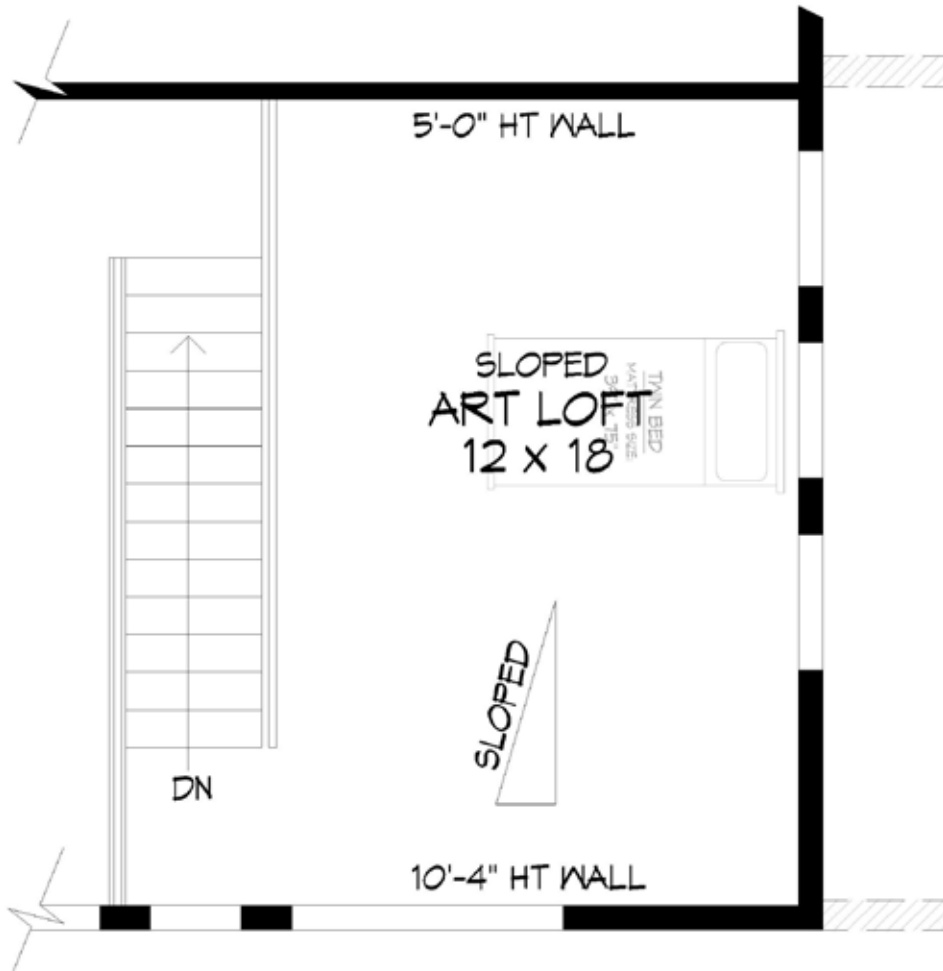
**SONNEN HAUS II MODEL (FIRST FLOOR)**



**SONNEN HAUS II MODEL (SECOND FLOOR)**

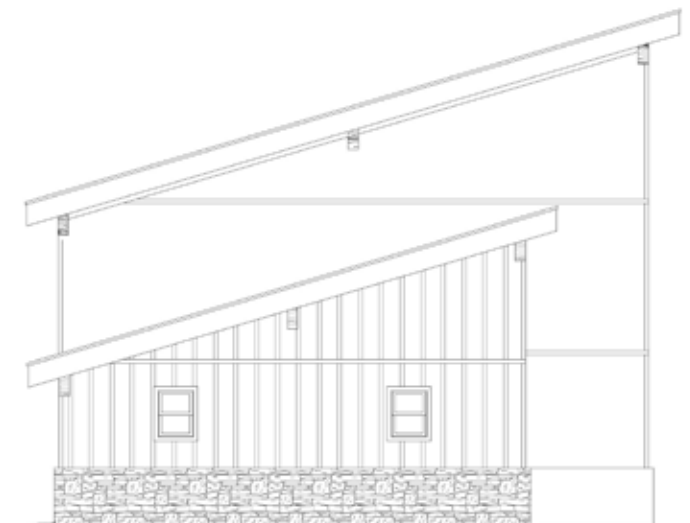
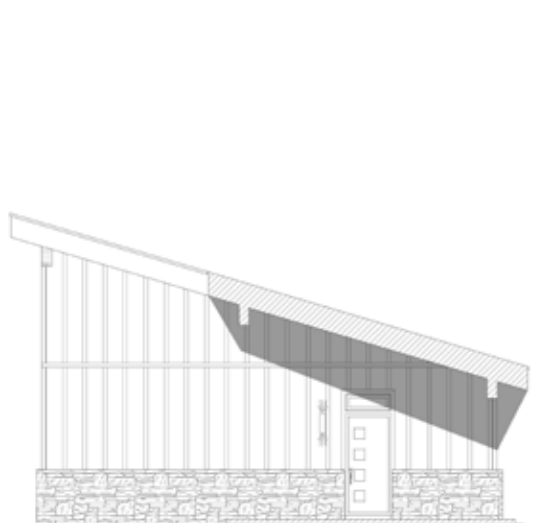
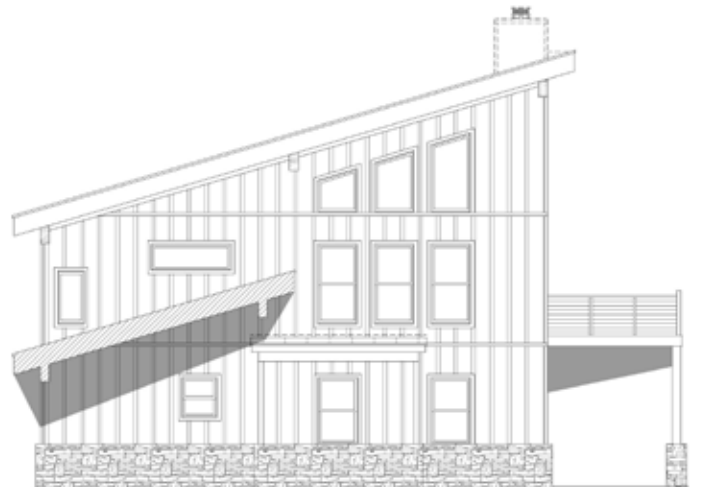


**SONNEN HAUS II MODEL (LOFT)**



## SONNEN HAUS II MODEL

*\*Garage with covered breezeway  
not included in base price.*



*Above plans are subject to change. Please speak with one of our Innsbrook Properties, Inc. real estate experts for details.*

## **SONNEN HAUS II MODEL** \$702,500

*All pricing subject to change. Please contact an Innsbrook Properties, Inc. real estate expert for details.*

Exclusions to the base price include the following:

- Price of lot
- Rock breaking
- Additional concrete due to grade of lot
- Utility overage due to placement of home on lot
- Garage with covered breezeway

### **INTERIOR**

- 4 Bedrooms, 2.5 baths
- 3187 square feet of heated living space
- Laminate flooring throughout main living space
- Frieze carpet in bedrooms, bedroom closets, and loft
- Staircase from first floor to second floor is frieze carpet with laminate landings
- Staircase from second floor to Loft is stained treads and risers with black aluminum posts and horizontal stainless steel cable railing
- Soft close cabinetry with shaker style doors and 42" upper cabinets with 9' island in kitchen
- Granite or Quartz countertops in Kitchen with Eased edges, full height backsplash under exposed range hood only with standard 4" backsplash elsewhere, and undermount stainless steel kitchen sink
- Onyx countertops in Laundry and Bathrooms with 4" standard backsplash and undermount white rectangle or oval vanity sinks
- Stainless Steel appliances include 30" exposed chimney style range hood, 30" electric slide-in range, 24" easy open microwave drawer, 24" heavy-duty dishwasher, and 36" counter depth side-by-side refrigerator
- Front load washer and dryer included with option to make stackable
- Select plumbing fixtures and finishes to choose from, PEX piping throughout
- Lighting allowance included for owners to make selections through Metro Lighting
- Wire shelving in walk-in Pantry, Laundry, and Closets
- Master Bath walk-in shower with ceramic tile walls and Onyx base
- Drywall ceilings painted white and walls painted one color throughout
- Interior doors, door jambs, base, casing and sills painted white throughout



## **SONNEN HAUS II MODEL**

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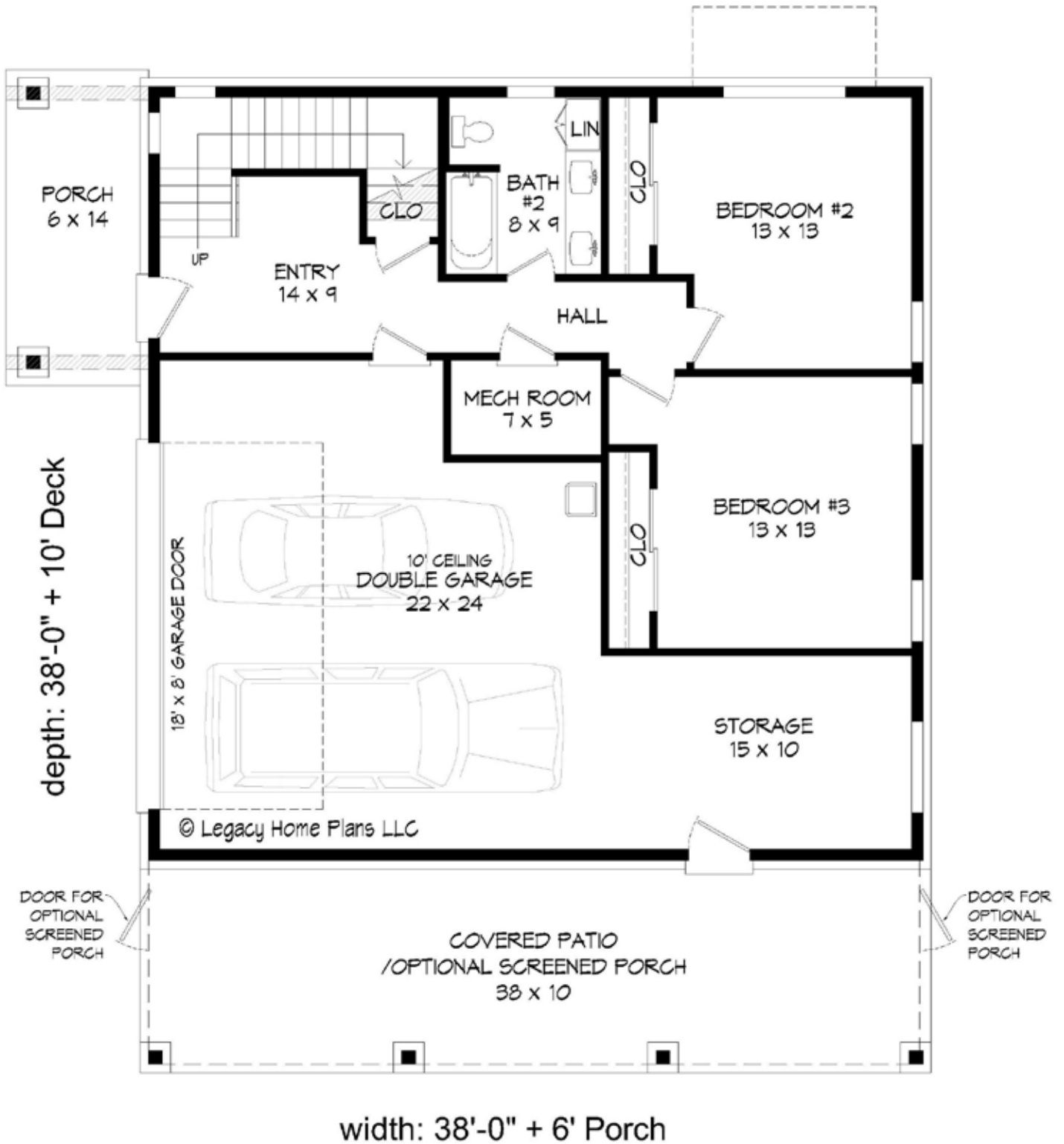
### **EXTERIOR**

- 799 square feet of Porch, Covered Patio, and Deck
- Stone installed to wainscot height on all exterior elevations and around base of support posts, remainder of posts wrapped with stained cedar
- LP Smartside ExpertFinish siding, trim, fascia and soffit
- Decorative timber blocks made from stained cedar installed to soffits
- Quaker vinyl windows with different color options available
- Standing seam metal roof
- Composite decking with black aluminum posts and horizontal stainless steel cable railing
- 10'x38' brushed concrete Covered Patio under Deck

### **UPGRADE OPTIONS**

- Attached or Detached Garage (lot dependent - consult real estate agent for details)
- Storage in Flex Area
- Wet Bar in Flex Area
- Storage with Wet Bar in Flex Area
- Kitchen in Flex Area
- Ensuite Bath in Bedroom #4
- 10'x38' Screened Patio
- LP DiamondKote siding
- Aggregate or stamped concrete Porch and Covered Patio
- 36" corner electric, wood burning, or gas fireplace with raised hearth, mantel, and stone from floor to ceiling
- Black on Black windows instead of Black on White or Sandstone
- Accent material for ceilings and/or walls: 1"x5" tongue & groove cedar, 1"x6" shiplap, or 1"x8" barnwood
- Recessed can lighting for Bedrooms #2, #3, and #4
- Full height Granite or Quartz backsplash in remainder of kitchen
- 4 door kitchen fridge with bottom freezer
- Gas slide-in range
- Granite or Quartz laundry and vanity countertops
- Laminate flooring in bedrooms, bedroom closets, and loft instead of carpet
- Bath #2 fiberglass shower unit instead of tub/shower unit
- Bath #2 ceramic tile 8' shower walls with Onyx base
- Bypass glass tub/shower door
- Bypass glass shower door
- Widespread vanity faucet(s)

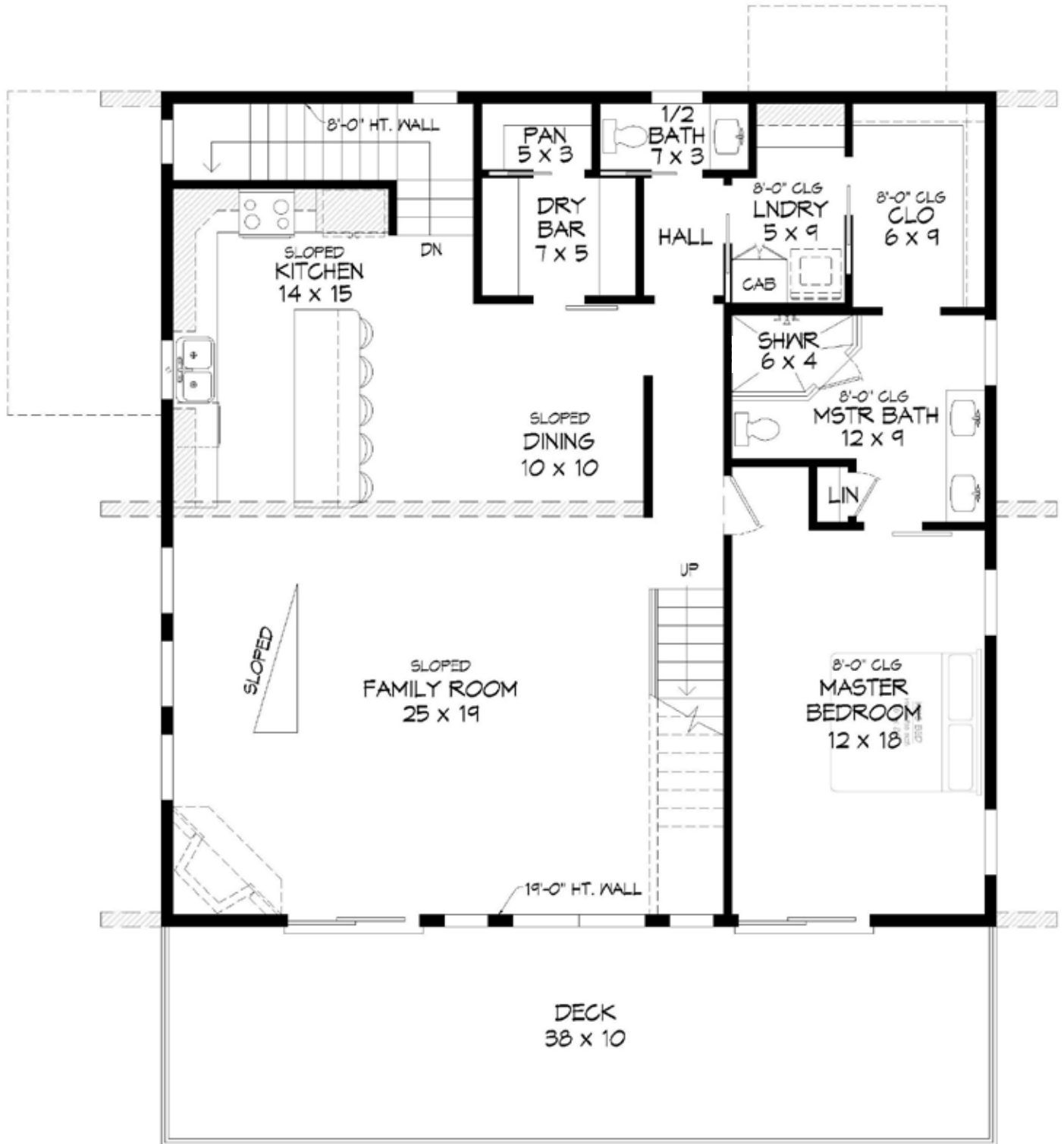
**SONNEN HAUS I MODEL (FIRST FLOOR)**



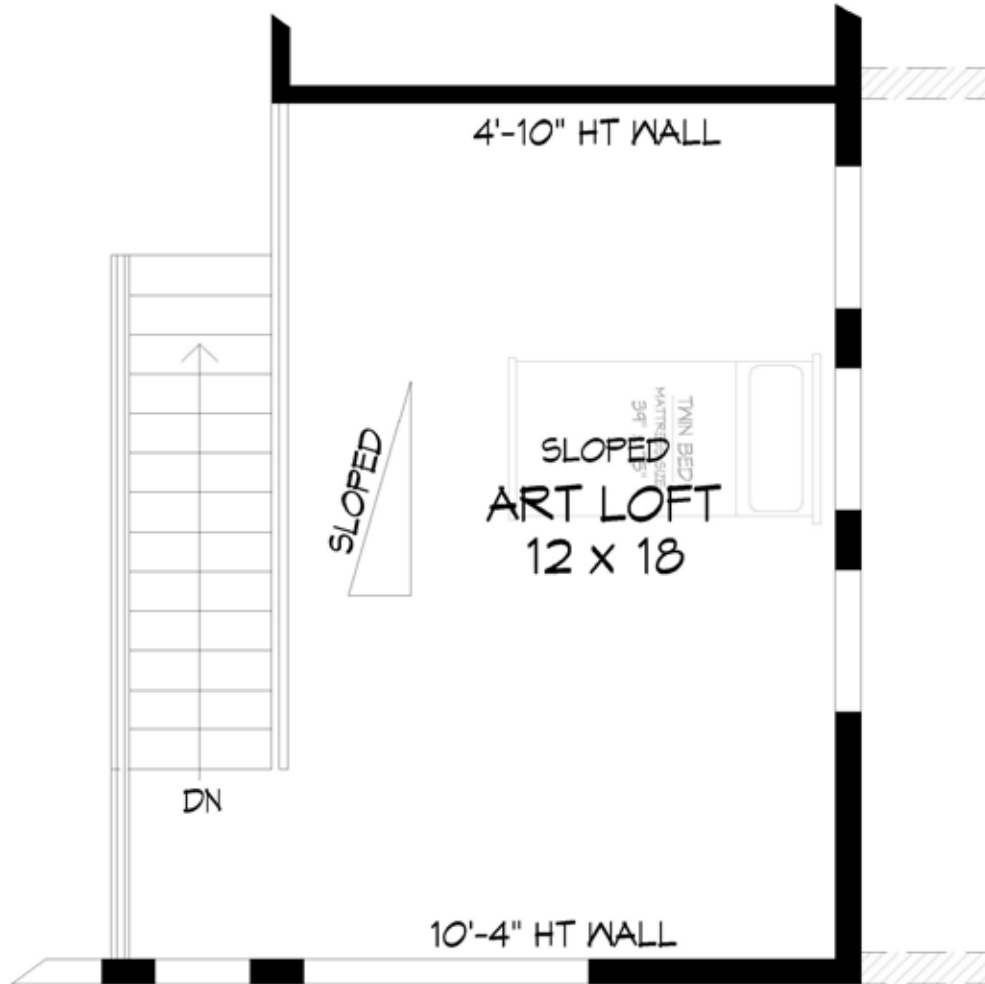
© Legacy Home Plans LLC

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**SONNEN HAUS I MODEL (SECOND FLOOR)**

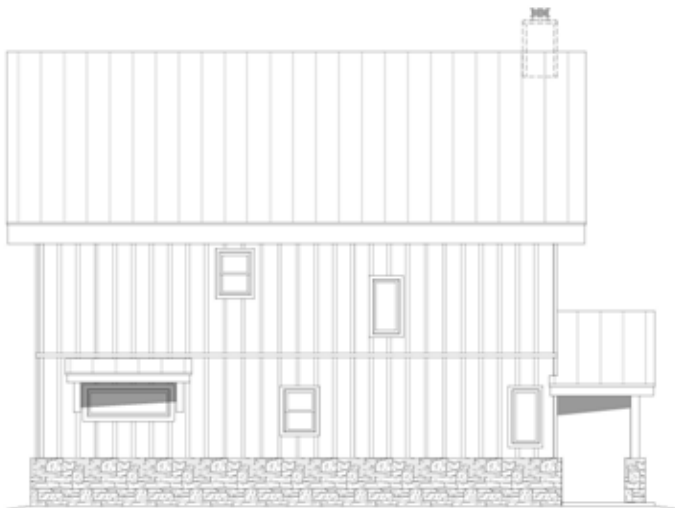
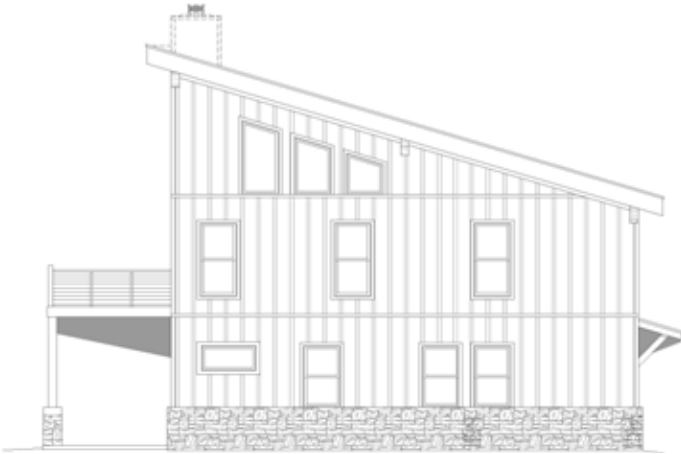


**SONNEN HAUS I MODEL (LOFT)**





**SONNEN HAUS I MODEL**



## **SONNEN HAUS I MODEL** \$712,500

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Exclusions to the base price include the following:

- Price of lot
- Rock breaking
- Additional concrete due to grade of lot
- Utility overage due to placement of home on lot

### **INTERIOR**

- 3 Bedrooms, 2.5 baths
- 2434 square feet of heated living space
- 704 square feet of finished Double Garage, Storage, and Mechanical
- Laminate flooring throughout main living space
- Frieze carpet in bedrooms, bedroom closets, and loft
- Staircase from first floor to second floor is frieze carpet with laminate landings
- Staircase from second floor to Loft is stained treads and risers with black aluminum posts and horizontal stainless steel cable railing
- Soft close cabinetry with shaker style doors and 42" upper cabinets with 9' island in kitchen
- Granite or Quartz countertops in Kitchen and Dry Bar with Eased edges, full height backsplash under exposed range hood only with standard 4" backsplash elsewhere, and undermount stainless steel kitchen sink
- Onyx countertops in Laundry and Bathrooms with 4" standard backsplash and undermount white rectangle or oval vanity sinks
- Stainless Steel appliances include 30" exposed chimney style range hood, 30" electric slide-in range, 24" easy open microwave drawer, 24" heavy-duty dishwasher, 36" counter depth side-by-side refrigerator, and 24" beverage center
- Front load washer and dryer included with option to make stackable
- Select plumbing fixtures and finishes to choose from, PEX piping throughout
- Lighting allowance included for owners to make selections through Metro Lighting
- Wire shelving in walk-in Pantry, Laundry, and Closets
- Master Bath walk-in shower with ceramic tile walls and Onyx base
- Drywall ceilings painted white and walls painted one color throughout
- Interior doors, door jambs, base, casing and sills painted white throughout

## **SONNEN HAUS I MODEL**

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### **EXTERIOR**

- 865 square feet of Porch, Covered Patio, and Deck
- 18'x8' Doorlink garage door with 3' concrete apron
- Stone installed to wainscot height on all exterior elevations and around base of support posts, remainder of posts wrapped with stained cedar
- LP Smartside ExpertFinish siding, trim, fascia and soffit
- Decorative timber blocks made from stained cedar installed to soffits
- Quaker vinyl windows with different color options available
- Standing seam metal roof
- Composite decking with black aluminum posts and horizontal stainless steel cable railing
- 10'x38' brushed concrete Covered Patio under Deck

### **UPGRADE OPTIONS**

- 10'x38' Screened Patio
- LP DiamondKote siding
- Aggregate or stamped concrete Porch and Covered Patio
- 36" corner electric, wood burning, or gas fireplace with raised hearth, mantel, and stone from floor to ceiling
- Black on Black windows instead of Black on White or Sandstone
- Accent material for ceilings and/or walls: 1"x5" tongue & groove cedar, 1"x6" shiplap, or 1"x8" barnwood
- Recessed can lighting for bedrooms 2 and 3
- Full height Granite or Quartz backsplash in remainder of kitchen
- 4 door kitchen fridge with bottom freezer
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- Granite or Quartz laundry and vanity countertops
- Laminate flooring in bedrooms, bedroom closets, and loft instead of carpet
- Bath #2 fiberglass shower unit instead of tub/shower unit
- Bath #2 ceramic tile 8' shower walls with Onyx base
- Bypass glass tub/shower door
- Bypass glass shower door
- Widespread vanity faucet(s)

## **INNSBROOK PROPERTIES, INC.**

Whether you're buying or selling, no one is more qualified to guide you through the process than our in-house real estate team. With more than 14 decades of combined real estate experience at Innsbrook, they are always the first to know about plans for new developments and intimate details about every property. They would be pleased to introduce you to our various neighborhoods and the many advantages of property ownership at Innsbrook. Whether you're looking for a vacation getaway or primary residence, they are eager to assist – before, during and after closing.

**For more details, please visit [innsbrook-resort.com](https://innsbrook-resort.com), email [property@innsbrook-resort.com](mailto:property@innsbrook-resort.com) or call 636.928.3366 x9199.**

