



COUNTRYSIDE CHALET

Wedding Venue





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Countryside Chalet provides a beautiful setting on nearly 10 acres.

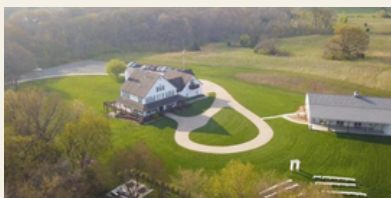
Our venue includes an estate house with six bedrooms and five full bathrooms, an event pavilion accommodating over 200 guests, a multi-level landscaped outdoor ceremony site and a secret garden offering relaxing gathering areas. These spaces are located behind thick trees nearly $\frac{1}{4}$ mile off of the paved county road providing a uniquely private setting.

Countryside Chalet was created as a property rental venue allowing you maximum flexibility to bring your own vendors and to create your dream event.



We would love for Countryside Chalet to be the location for your big day!

Wedding Packages



DAY PACKAGE

Check in: 10 AM

Check out: 11:30 PM

Access to entire property including the house which has a large bridal suite and groom's quarters.

Winter (December-March)

\$4,500

Spring (April - June)

\$6,500

Summer (July - August)

\$5,000

Fall (September - November)

\$7,500

OVERNIGHT PACKAGE

Check in: 10 AM

Access to entire property including 6 bedroom/5 bathroom house.

You choose who/how many stay in the house overnight.

Winter (December-March)

\$5,250

Spring (April - June)

\$7,250

Summer (July - August)

\$5,750

Fall (September - November)

\$8,250

Wedding Packages



WEEKEND PACKAGE

Take the stress (or as much as possible) out of your wedding weekend!

Our best value by far.

Check in Friday and check out Sunday (we can be flexible with check in/out times)

Time and space to host your rehearsal and rehearsal dinner.

Plenty of time to set up and prepare for your big day!

Winter (December-March) \$6,000

Spring (April - June) \$8,000

Summer (July - August) \$6,500

Fall (September - November) \$9,000

Booking deposit: \$2,000 at time of booking to be applied to total package.
(remaining balance due 6 months prior to event date). Additional \$500 Charge if event falls on major holiday weekend.

Venue Amenities

THE CHALET ~THE ESTATE HOUSE~

6 bedrooms and 5 full bathrooms perfect for a relaxing weekend retreat

Bridal suite with plenty of room for bridal party to get ready

Groom's quarters and finished basement with plenty of space to hang out

Large designer chef's kitchen with double ovens

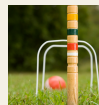
Large wrap around porch and back deck

Wi-Fi and multiple TV's provided

Bedding/towels/household Items included

Washer, dryer, & fabric steamer for your use

Plenty of space for outdoor fun for your guests including outdoor fire pit



Venue Amenities

THE PAVILION ~THE EVENT BUILDING~

Tables & chairs for up to 200 guests (round and banquet available) with white table linens

Set up of tables and chairs to your specifications

Prep kitchen w/freezer & commercial refrigerator

Built-in speakers / Wi-Fi

Arbor for indoor ceremony option

Covered patio w/outlets, fans & lights

Climate controlled with AC & heat

Dimmable lighting

Variety of décor available for use



Venue Amenities

THE TERRACE ~THE CEREMONY SITE ~

5-Level tiered landscape

Entry arbor and 10 ft x 12 ft large pergola

Bench seating for up to 200 guests

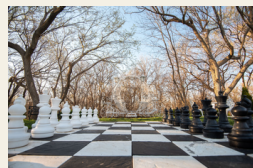
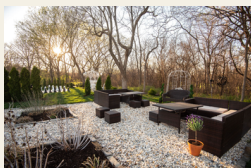


THE GARDEN ~THE GATHERING PLACE ~

Additional place to take beautiful photos

Relaxing gathering areas

Outdoor fun for your guests





COUNTRYSIDE CHALET

Wedding Venue



Bar/Vendors

We have an open vendor policy.

You can also bring your own alcohol to supply the bar (\$\$ saver!).

If you have alcohol, you must purchase event insurance (we can help you with this).

If you have alcohol, this must be served by licensed and insured bar tenders (not members of the wedding party/wedding guests).

frequently asked questions

Q. What services does the venue offer?

A. Countryside Chalet is a property rental venue only. This provides maximum flexibility to create your own vision of your dream event. Outside vendors are allowed. It is highly recommended that you hire an event planner (there are some who offer day-only service) to ensure your big day runs as smooth as possible. Please do not direct vendors to contact us as we do not have knowledge of your event details. We work directly with our couples only regarding property/facility matters.

Q. Are we allowed to decorate?

A. Yes, using methods that do not result in permanent marks, holes, etc. anywhere in any of the facilities.

Permitted:

- Sparklers (with proper handling and disposal)
- Bubbles and bird seed – outside the facilities.
- Candles with votives containers.

Not permitted on property or in facilities:

- Fireworks, or floating paper lanterns due to the fire risk.
- Confetti, glitter, rice and other very small matter (hard to clean-up).
- No large stakes in the ground which can ruin the landscaping... use weights for tents.

All décor items must be removed at the end of rental.

Q. Who is responsible for setup, take-down and clean-up?

A. Our venue is designed for you to create your own dream... it is a Do-It-Yourself (DIY) venue. We have worked hard to create an experience where you are in control of your dream event and allows us to keep prices affordable (many venues charge more for one day than we charge for an entire weekend).

Renters are responsible for:

- Setting out benches on the terrace. Please return these to the patio as you found them during clean-up.
- Removing all personal items, food, and décor.
- Place all trash in trash bins provided (venue DOES provide trash bags and bins).
- Place all used sheets and pillowcases in black trash bags (provided) and place in main floor laundry room.
- Additional check-out and cleaning instructions will be reviewed during the check-in process.

frequently asked questions

Q. What items does the venue provide?

A. Please see the On-Hands Inventory sheet for a listing of items provided.

- The Chalet is furnished with bedding/towels and typical household items (please note that catering equipment is not provided).
- Trash cans, trash bags, cleaning supplies and paper towels/toilet paper are provided.
- Please be sure you and your guests bring their own personal hygiene products.
- The Pavilion (building) has a kitchenette with a sink, commercial fridge, and full upright freezer to store your ice.
- Please inform caterers that there are no oven facilities in the building.

Q. Are parking areas provided?

A. Yes, there are designated parking areas. No parking is allowed on the street nor are vehicles allowed to permanently park anywhere on the driveway, patios, sidewalks, etc. of the property in case emergency vehicles are needed.

Q. What is the alcohol policy?

A. You may bring your own but it must be served by licensed and insured bar tenders. Your caterer can help you with this or you can hire a bar tender with these credentials. No selling of alcohol is allowed on property. Security personnel is required for all events serving alcohol until the bar is closed. Open containers are not allowed off property.

Q. How is the security handled?

A. Countryside Chalet will provide security personnel who will be onsite during your event hours at no additional charge. The security officer is a resource for our couples as well if you have any security concerns during your event.

Q. What is the cancellation policy?

A. The cancellation policy details are included in the venue agreement. In summary, all monies will be refunded for written cancellations 18 or more months prior to your event date. Cancellations less than 18 months will be refunded only if the venue is rebooked for those dates.

Q: Are you pet friendly?

A: Yes. We would be happy to have your pet come to be part of your day. We ask that you clean up after them, and no pets are allowed inside the house (*We make specific exceptions to this rule for pets of bride/groom staying overnight).

frequently asked questions

Q: What is total capacity?

A: 200

Q: Are linens supplied?

A: Yes white table linens are included in all of the packages.

Q: Can we have open flame candles?

A: Yes (candles must be in a votive or candle holder)

Q: What times does the band or DJ have to be done?

A: 11pm

What other guidelines do you have?

- No smoking is allowed inside any of the facilities to include e-cigarettes. Smoking is allowed outdoors in designated areas/containers.
- Camping and hunting are not allowed on the property, including RV's, ATV's, guns, etc.
- Planters and other landscaping are not to be damaged, cut or relocated.
- This is a rural country setting and you should expect rural/country noises and wildlife.
- Please be respectful of the community and neighbors in terms of noise and privacy.
- Please do not scatter non-biodegradable matter on The Terrace or anywhere on property as this destroys landscape.
- Cleaning/Damage deposit check must be provided at check-in time.
- Venue owners will not be able to coordinate activities with your vendors or discuss your event with anyone who was not part of the contract at time of booking... this venue is designed for you to create your own dream with your vendors.
- We go through check out expectations and rules with our couples at the time of check in. We expect our couples to pass this information along to their wedding party and guests staying in the house. This ensures couples receive their full cleaning/damage deposit back at check out.

Hotels by Distance

- Super 8 – De Soto KS- 5.2 miles
- Country Inn & Suites by Radisson – Lawrence KS – 9.1 miles
- Springhill Suites by Marriott – Lawrence KS – 9.8 miles
- TownePlace Suites – Lawrence KS – 9.8 miles
- The Eldridge Hotel – Lawrence KS – 9.8 miles
- The Oread – Lawrence KS – 10 miles
- Double Tree by Hilton – Lawrence KS – 11 miles
- Days Inn – Lawrence KS – 11 miles
- Baymont Inn & Suites – Lawrence KS – 11 miles
- Quality Inn – Lawrence KS – 11 miles
- Hampton Inn – Lawrence KS – 11 miles
- Holiday Inn Express – Kansas City KS – 11 miles
- Super 8 – Bonner Springs KS – 11 miles
- Holiday Inn Express & Suites – Lawrence KS – 12 miles
- Country Inn & Suites by Radisson – Kansas City KS – 15 miles
- Courtyard by Marriott – Shawnee KS – 15 miles
- Holiday Inn Express & Suites – Shawnee KS – 15 miles
- Chateau Avalon – Kansas City KS – 15 miles
- Candlewood Suites – Kansas City KS – 15 miles
- Residence Inn by Marriott – Kansas City KS – 15 miles
- Best Western Premier – Kansas City KS – 15 miles
- Hampton Inn – Kansas City KS – 15 miles
- Holiday Inn Express – Kansas City KS – 15 miles
- Comfort Suites – Kansas City KS – 15 miles

On Hand Inventory

Please share this inventory list with your vendors. We work directly with our couples and are not able to respond in a timely manner to vendors individually. Please let your vendors know that we are not able to take vendor calls as we are a property/facility rental venue only and have limited knowledge of your specific event details. Please provide your table setup plans to your vendors as needed.

A wedding coordinator is highly recommended in helping to manage the creation of your dream event with your vendors. Countryside Chalet can provide a list of vendors who have stated interest or have provided services at our location. However, we do not provide a guarantee of any sort regarding any vendors services or quality. Feel free to arrange visits to the property with your vendors if needed.

- 30 – 60" round tables (seats 8-10 each, tables have 2 ¼ inch edges if needed for clips)
- 25 – 8' foot rectangle tables (dimensions 96" in length, 30" in width, 29" in height)
- 2 – 6' rectangle tables (dimensions 72" in length, ~30" in width, ~29" in height, 2" edges)
- 10 – Round, bar height cocktail tables
- 4 – Square tables (approximately card table size)
- White linens for tables
- Optional movable bar with granite top (often used outside on the patio)
- Two bean bag toss games, One ladder toss game, Croquet set
- Propane fire pit and 8 white Adirondack chairs
- Champagne wall for use in the garden
- 200 – Chiavari white chairs – for use inside The Pavilion (These are for INDOOR use only)
- Benches for outdoor seating for approximately 200 guests – benches will be placed on outdoor patio for your wedding party to setup as you desire. Please place them back on patio during clean-up.
- Commercial fridge / Full size upright freezer for bagged ice in The Pavilion kitchenette
- The Estate House has a side-by-side fridge in the main kitchen, a double oven, gas stove top and includes a typical household supply of dishes/cooking/serving items. The kitchen in the house is large, but it is NOT a commercial kitchen. There is also another fridge in the finished basement in the downstairs kitchenette. Washer/dryer provided. Bedding, linens and towels for a typical household provided.
- Pergola dimensions (approximate) = 10 feet by 12 feet and 7 feet in height.
- Arbor dimensions (approximate) = 5 feet by 2 ¾ feet and 7 feet in height.
- Small Arbor for use if you need to move your ceremony indoors or under the patio due to weather.
- Wi-Fi is provided in The Chalet and in The Pavilion. Wi-Fi name and password information is posted.
- The length from the small arbor to the pergola is approximately 65 feet (some couples want to purchase an aisle runner for the ceremony site).

Vendor List

The following provides a starting list of possible vendors to help in your planning. Please note that we recommend you fully vet each vendors offering, capabilities, willingness to service this location and to seek out reviews before selection.

Event Planners:

- Karlie Stroup (day of coordination) - 785-871-1882 - karlie.stroup@aylens.com
- Veil Events - 785-224-9947 - Christie@VeilEvents.com
VeilEvents.com
- Blue Eyes Bridal - 913-777-9445 - infoblueeyesbridal@gmail.com
blueeyesbridal.wixsite.com/website
- Just a Dream Weddings - 913-660-5586 - justadreamweddingskc@gmail.com



DJ/Musicians:

- DJ Kreations (Specifically the DJ Rusty)
- Levity - www.LevityEvents.com
- PowerHouse DJ's Inc. - 785-580-5401 - earl@powerhousedjs.com
powerhousedjs.com
- DJ MIC - KC - MIC@djmickc.com - djmickc.com
- BeauVaughn - 866-918-2328 - Weddings@BeauVaughn.com - BeauVaughn.com

Floral:

- Floral Accents - 913-284-4421 - floralaccentsbydiana@gmail.com
floralaccentsbydiana.com
- Perfect Petals - 816-808-7107 - perfectpetalsweddingsandevents@gmail.com
www.perfectweddingsandeventsflorist.com
- Owens Flower Shop - 785-843-6111 - www.owensflowershop.net
- Pendleton's Country Market - 785-843-1409 - INFO@PENDLETONS.COM
www.pendletons.com



Caterers:

- Q39 BBQ - Cassidy Galbraith: 816-715-1439 www.Q39kc.com
- Olive Events & Catering - 913-721-3399, www.oliveeventscatering.com
- Brancato's Catering - 816-765-4707 - www.brancatoscatering.com/
- Hy-Vee Catering

Vendor List

Photography/Videography/Photo Booth:

- Midwestern Photography by Jaime, www.midwesternphoto.com, midwesternphoto@gmail.com
- Jenny Jolly Photography
- Taylar Loren Photography
- Ericka Deanna Photography
- TaylorMade Photo KC



Linens/Décor/Other Rentals:

- Marquee Rental – 816-756-1444 – <https://marqueerents.com>
- AAA Rental – 816-333-1767 – <https://www.aaapartyrental.com>

Hair and Make-up:

- Pretty Co. – located in Downtown Bonner Springs, KS
Reflection Salon – 913-707-8297 – Candee1234@gmail.com
Candace Rutten & Sarah Patton
- Make-up Artist: Shanelise – Owner: 816-787-5314



Bartending:

- Smashing Fizz – Louisa Swithenbank – 913-235-3550
- KC Cocktail Company – kccocktailco.com
- Tom's Travelers – <https://www.tomstravelers.com>

Officiant:

- Officially Wed
- Mark Willis – 816-616-9746 – MarkWillis@gmail.com – MerriamCC.org.
Merriam Christian Church



Other:

- Showpro Audio – Live Event Solutions
- Mobile Food Truck – Cowtown Mini Donuts – 816-269-2750
- KCookie Company – kccookie.com
- Shuttle Company: Agenda: USA



COUNTRYSIDE CHALET

Wedding Venue

email
info@countrysidechalet.com

Address
12751 206th Street
Linwood, KS 66502

Website
countrysidechalet.com

Instagram
[@countrysidechaletkc](https://www.instagram.com/countrysidechaletkc)

Facebook
[@KCCountrySideChalet](https://www.facebook.com/KCCountrySideChalet)

Phone
845-820-3859
(Michael Sprigg)