

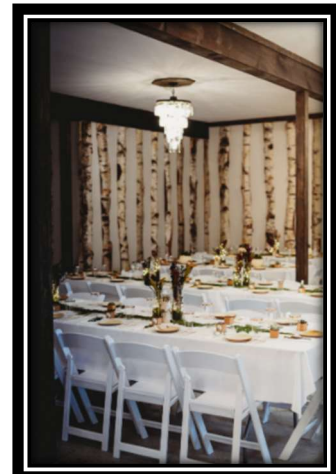
RiverView & DeerRidge Estates By Brophy

Estate Wedding Rate



Our 1200-acre private mountain estate consists of a luxury log home, entertainment lodge & 3-bedroom cottage. Our manicured ground is enhanced by the scenic mountain views which adjoins 1 mile of river frontage along the East Branch of the Upper Delaware River. All 3 buildings are situated around a circled round-about driveway. During the evening this area flows with an array of lighted trees. You will not be able to find another private estate this size and with as much attention to detail. Our estate will allow you time to visit with your family and friends in comfort and style while an experienced and enthusiastic staff provide professional and personal services. It is an extraordinary getaway that you and your guests will talk about for years to come.

With both covered and open spaces, RiverView Estate By Brophy is a venue for all seasons and provides an ideal backdrop for your county chic New York mountain wedding. The main house, entertainment lodge, 3-bedroom cottage, fire pits, lawns and gardens offer a variety of options to meet the wishes of each couple. Since we only serve one group at a time at each estate, this entire estate is exclusively yours to celebrate with your family and friends for the duration of your stay.





CUSTOM WEDDINGS

RiverView Estate By Brophy allows you the flexibility to celebrate your special day according to your personal style and needs. Every couple has a different vision for their wedding and we want to enhance that vision rather than fit you into a package. You are even able to decide the onsite location of your ceremony on your wedding day. From simple to extravagant we are happy to customize your wishes.

We are a “space-only” venue, meaning we do not provide catering. We will help you plan and coordinate rentals. We highly recommend that you hire a full-service event planner and/or caterer.

YOUR SPECIAL DAY

It is a privilege for us to assist you in making your dreams come true on your special day. You and your guests are our main importance. Our goal is for you to not worry about yourself and allow our team of experts to help you and/or your event planner in taking care of all the details.

ESTATE WEDDING RATE

The Estate Wedding Rate includes the exclusive use of RiverView Estate’s grounds, overnight accommodations for up to 32 guests, the white birch banquet hall & sunroom to seat up to 225 guests, assistance with wedding coordination and planning from the moment you confirm your special day. You also will have exclusive use of the river ceremonial site. In addition to patios, decks, hiking trails, fire pits, lawns, gardens & inground pool (May–Sept. weather permitting for pool).

RiverView Estate By Brophy consists of 11 bedrooms, 1 open suite, 4 kitchens, 8.5 bathrooms, large great room, and spa room. The overnight lodging capacity is up to 32 overnight guests.

We also have our DeerRidge Estate By Brophy that may be available if you are in need of additional accommodations. This estate is a 1 building estate that is divided into 3 individual units, main lodge area, 1 bedroom unit & 5 bedroom unit. This estate is within a short walking distance and can accommodate a party of up to 40 more additional guests amongst 17 bedrooms.



Wedding Rates

RiverView / DeerRidge Estates By Brophy

HIGH SEASON June, July and August	\$3,400 per night, per estate - 3 Night Minimum \$950 per additional night
PEAK SEASON & HOLIDAYS * May, September & October	\$3,300 per night, per estate - 2 Night Minimum \$950 per additional night
OFF SEASON March, April, & November	\$2,900 per night, per estate – 2 Night Minimum \$950 per additional night
WINTER SEASON December, January & February	\$2,800 per night, per estate - 2 Night Minimum \$950 per additional night

* Holidays Require a 3 Night Min. Stay: Easter, Memorial Day, Independence Day, Labor Day, Columbus Day, MLK Day, Thanksgiving, Christmas & New Years. NY Sales Tax and 2% Occupancy Tax will apply

White Birch Banquet Hall

\$8,900 2 night requirement
(Rehearsal dinner, Wedding & Farewell Brunch)

Rate above is for 125 - 200 guests
An additional 25 to 50 guests are permitted at a rate of \$50 per guests

WHAT'S INCLUDED IN THE WEDDING RATE

Check-in 12 pm / Check-out 1 pm
Reception Hours: 4 pm to 1 am
Setup the day before your event

White Birch Banquet Hall Includes:

- Wagon Wheel Chandelier Lighting
 - Dance Floor
- 8' Tables & Chairs for up to 225 guests
 - Sweetheart Table
 - 6' DJ Table
 - 2 - 8' Buffet Tables
- 36" Round Wooden Cake Table
 - 6' Dessert Table
- 2 Bar's (Wooden wine barrels with a tabletop)
- Indoor Restrooms – Female & Unisex Bathrooms
 - Indoor Trestle
 - Ice Machine
- A bonfire the night of the ceremony behind Entertainment Lodge

RiverView Estate Includes:

Main House, Entertainment Lodge & 3 Bedroom Cottage

- Lodging for 32 Guests
 - 11 Bedrooms
 - 8.5 Bathrooms
- 1,000 square foot master suite with private balcony
 - Bridal bathroom with elegant jacuzzi tub
 - Linens, towels and toiletries
- WIFI within the main house & entertainment lodge
 - 4 Fully equipped Kitchens
- Large great room for rehearsal dinner – for overnight guests only (32 Max)
- Spa & Sunroom with indoor hot tub and dry sauna

DeerRidge Estate Includes:

Main Lodge, 1 Bedroom Unit & 5 Bedroom Unit

- Lodging for 40 Guests
 - 17 Bedrooms
 - 12 Bathrooms
- 1 Commercial Kitchen & 2 Additional Kitchens
 - Rustic Chic Country Bar & Game Room
 - Linens, towels and toiletries
 - WIFI within the estate
- Large great room for rehearsal dinner – for overnight guests only (40 Max)

Grounds Include:

- 1,200 Mountainside acres with hiking paths
 - 1 Mile of River Frontage
- Log trestle & bench seating for 240 guests overlooking the Upper Delaware River
 - Lights throughout the property (does not include river frontage)
 - Outdoor furniture
 - On-Site Parking for 50 cars
- Access to our preferred vendor list of florists, caterers, wedding designers, accommodations, transportation, party supply rentals, photographers, DJs and musicians

ADDITIONAL FEES & OPTIONS:

Extended Ceremony & Reception Hours

Accommodations at DeerRidge Estate By Brophy

Valet Parking Attendant for parties above 100 guests - \$200.00

Additional Trash Removal - \$200.00 per dumpster

Use of Firepit & ¼ cord of Seasoned Fire Wood - \$75.00

Additional ¼ cord wood - \$75

Propane Heaters - \$90.00 per heater w/ 1 propane tank; additional propane tank \$30.00 each

RiverView Estate ONLY - Heated Pool – ranges for \$400.00 to \$600.00 / depending on weather (May thru September)

Chaffing Dishes w/ Stenos – \$15.00 each (must be returned as given)

Extra staff - \$17.00 per hour per staff member / 3 hour minimum (20% gratuity suggested)

Table set up / Tear down / One-on-one services

Housekeeping - \$17.00 per hour per staff member / 3 hour minimum (20% gratuity suggested)

Pet Fee - \$150.00 per pet

On-Site Day of Event Coordinator - \$500.00

Cleaning Fee - \$500 per Estate and/or Banquet Halls and/or Tent

NOT INCLUDED:

Bar and Stemware, cake stand, cake cutting utensils

catering, transportation, flowers, music and/or DJ's.

Booking:

To reserve your special event a 33% deposit is required upon contract signing. The second payment is due 3 months before the event and the final payment is due prior to or upon check-in.

Cancellations:

Any cancellations made a minimum of 60 days prior to check-in will result in a 100% refund of all payments received, otherwise all payments will result in a 100% forfeiture of the retainer.

Vendors:

All vendors must adhere to the terms and policies set for by us and it's the clients responsibility to share these policies with them.

Caters:

If using a caterer, catering company must be licensed to serve food and alcohol. The caterer must provide a full cooking and serving staff including at least one bartender if alcohol is being served.* The caterer is responsible for the set-up, breakdown and cleanup of the catering site. The caterer must provide proof of insurance and follow our rules and regulations.

Parking and Transportation:

There is limited parking for up to 50 cars. We recommend that a bus/shuttle service be hired to shuttle guests between non-estate accommodations and Estates By Brophy Resorts for your guest's safety and convenience.

Insurance:

All renters are liable for any damage to and all Estates By Brophy, their ground, equipment and facilities during the set-up and special events day. *All events will be required to provide proof of \$1 million liability insurance with host liquor license, listing Gale S. Brophy / Runaway North Farm LLC and all her entities as co-insured.

Estate's Policy:

During your stay please enjoy full exclusiveness to the estate in which you have rented. Please note that through out your stay the only guests permitted within the living quarters of each estate are the guests that are staying at the estate. Please make sure that all outside guests do not enter areas that are not permitted.