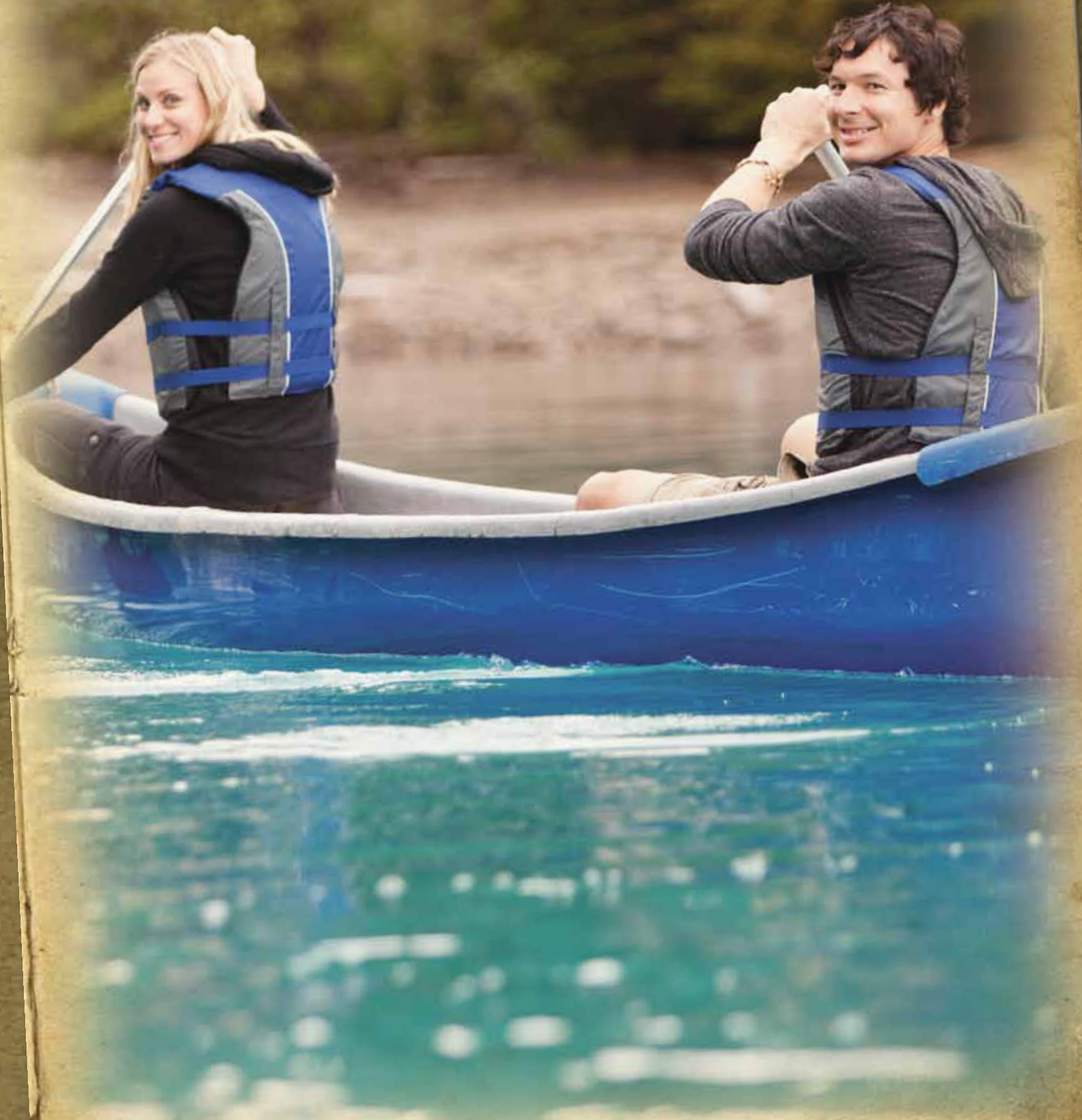




IDEAL 

COTTAGE RESORTS



Our History

Ideal Cottage Resorts was founded as part of a Morgan Recreation Vacations vision in 2007, but our history starts long before then. Since the early 1970's, we have developed Morgan into the country's largest private owner and operator of camping and recreation properties nationwide. Our love of the outdoors and dedication to being a family business has contributed to our great success over the past 30 years and remains central to our growth today.

Ideal Cottage Resorts is a natural extension of these values, and gives families the opportunity to own or rent beautiful vacation homes at an affordable price. Our roots are in our love of nature. We pride ourselves on giving fellow outdoor enthusiasts access to the most ideal environments nature has to offer. Whether your passion is fishing, hunting, boating or simply basking in the sun on a beautiful beach, Ideal Cottage Resorts strives to make this lifestyle available to you and generations of your family to come.

We're proud that we are respected as a company who delivers great guest services in unsurpassed destinations. We work hard to provide the best possible experience for our guests and adhere to our company motto, "Creating Family Fun and Fond Memories."



Your Ideal Home Away From Home

Have you ever dreamed of escaping to a vacation cottage in some of the most desirable and exclusive locations in the country? Picture an ideal getaway. Ideal views. Ideal Cottage Resorts.

Whether you are interested in ownership or rental opportunities, we have made it possible to experience a destination vacation at an affordable price. Our family of cottage resorts offers charming accommodations, the latest amenities and the most picturesque landscapes for your enjoyment.

Immerse yourself in ocean, lakefront or mountain views to name a few. Consider a family vacation getaway, second home or retirement retreat that will give you the luxury experience and atmosphere you are looking for, at a price you can afford.

Select your ideal cottage destination today.

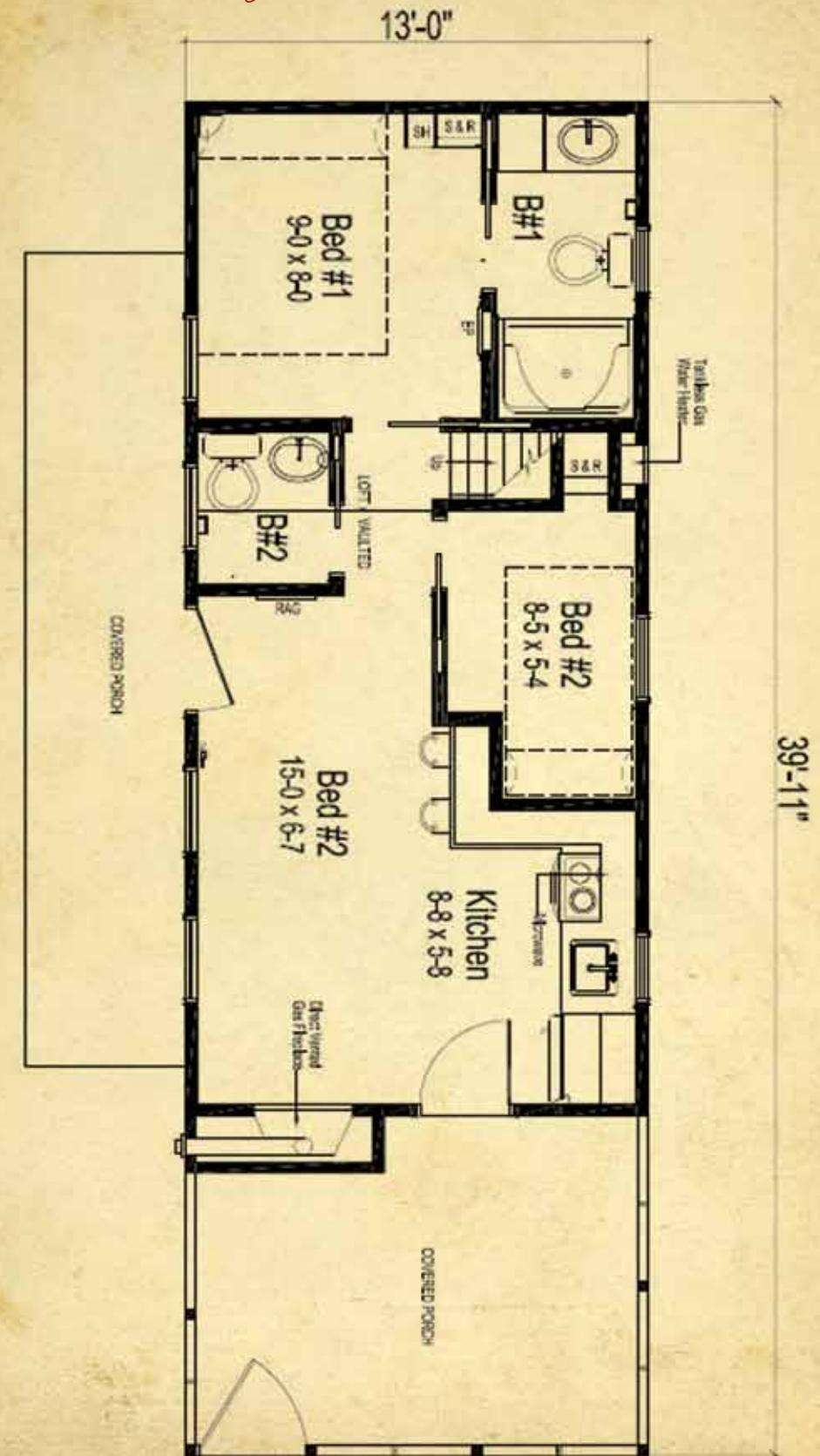
Indulge in the ideal.



Northern Cottages

Whether you are lakeside, at the base of a mountain or on the coast of the northern shores, our Northern Cottages boast a rustic exterior, with elegant, cozy interiors. Offering up two bedrooms with double loft options, this cottage can sleep up to eight people, making it the perfect retreat for the whole family. The professionally designed and custom built luxurious interior can include hard wood flooring, beautiful cabinetry and granite countertops. As always, interior furniture packages are available for your ease and comfort, designed by our award-winning interior design team.

Sample Floor Plan

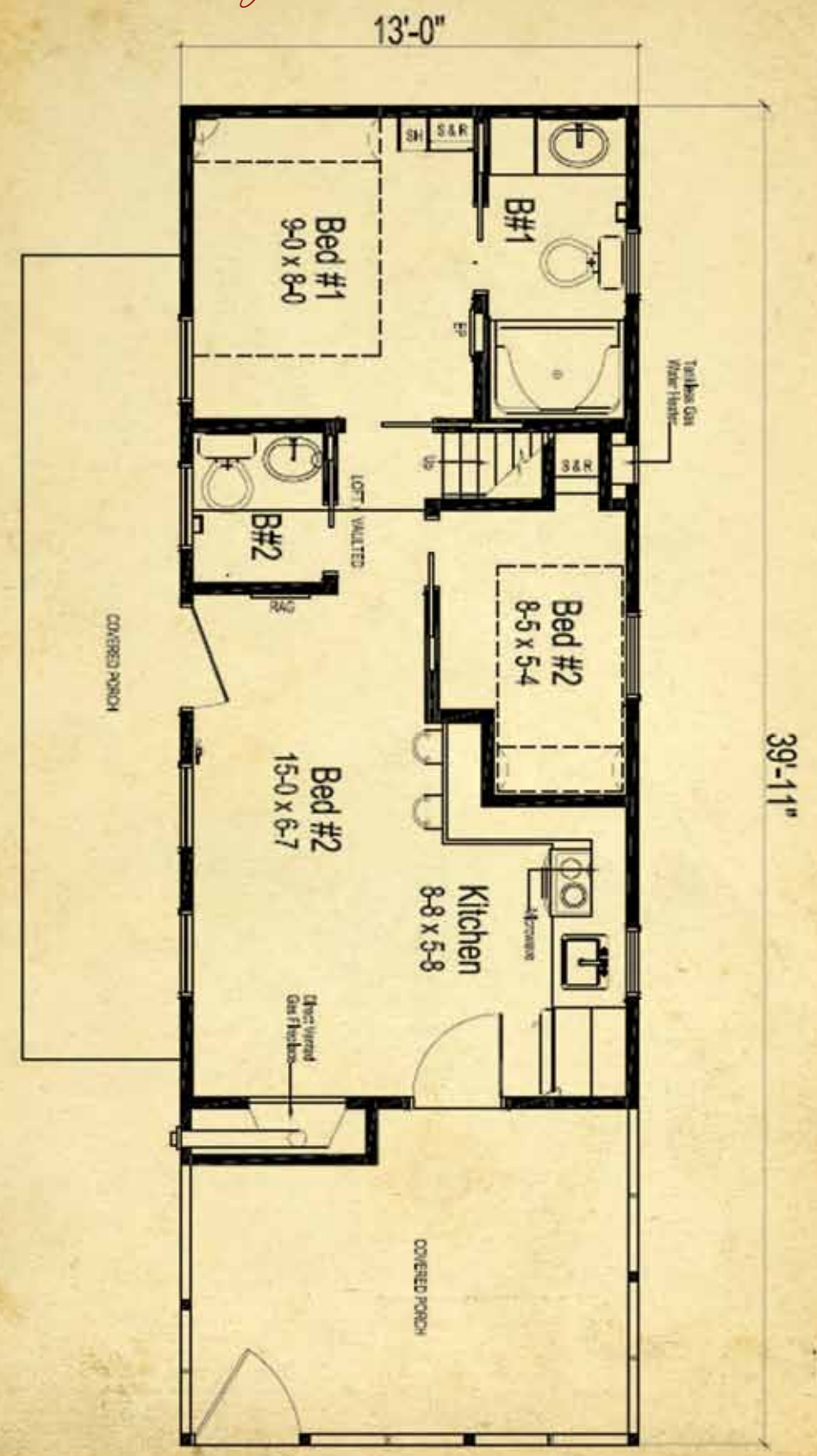




Southern Cottages

Whether you are ocean front on an island or enjoying the warm sun and a cool breeze on the golf course, our charming Southern Cottages offer beach style with a breezy feel. Featuring professionally designed interiors with beautiful cabinetry and high-end countertops, the Southern Cottage is functional yet stylish. Let this luxurious getaway be your ideal home away from home.

Sample Floor Plan

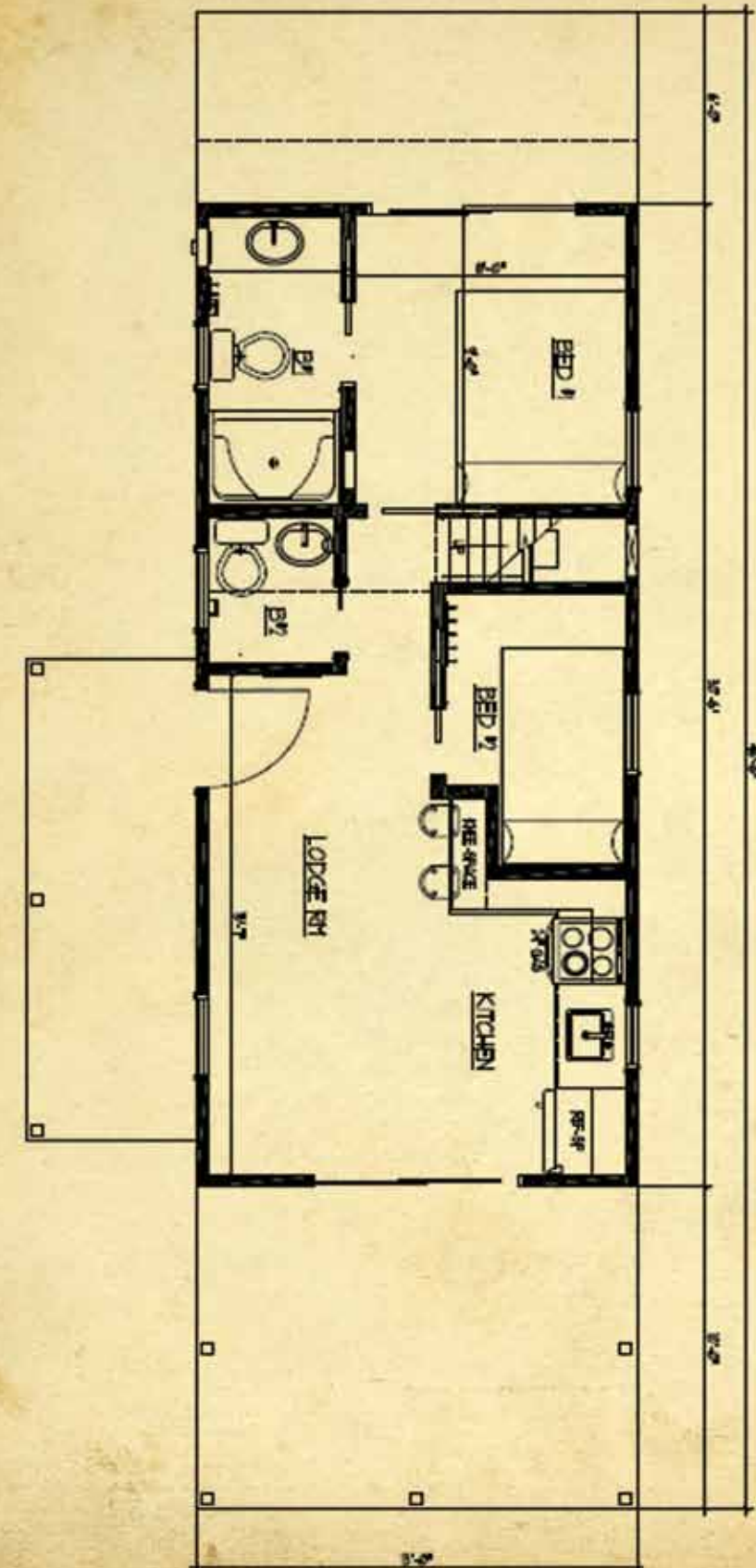


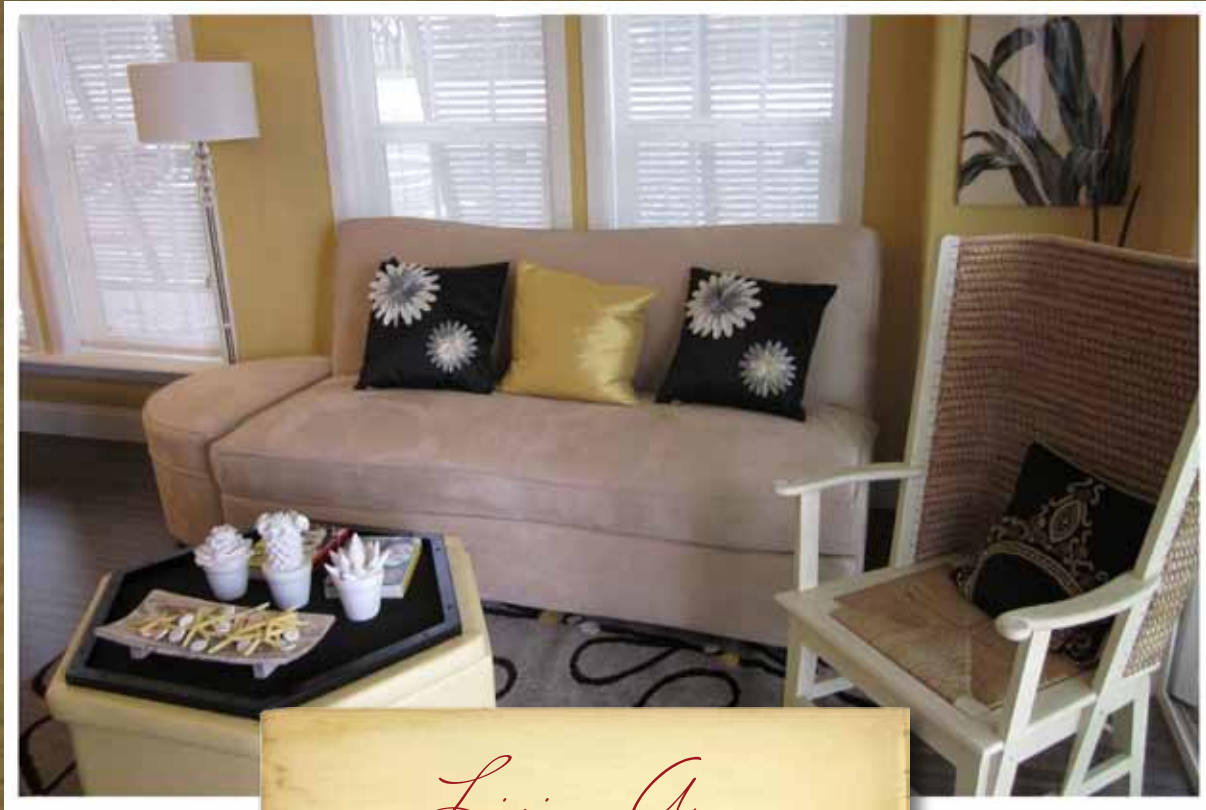


Floating Cottages

Ideal Cottage Resorts offers a wonderful selection of waterfront experiences, but for some, *on the water* is the only way to vacation. Whether you choose to start your day with the first rays of the warm morning sun, or end it with her last light, our *Floating Cottages* offer a unique experience to connect with nature – and the ones you love. With stylish interiors and the touches one expects in luxury accommodations, Ideal's *Floating Cottages* are redefining waterfront living. So kick back and relax with your fishing line in hand, or take a refreshing dip into the waters below....this is *your* experience.

Sample Floor Plan

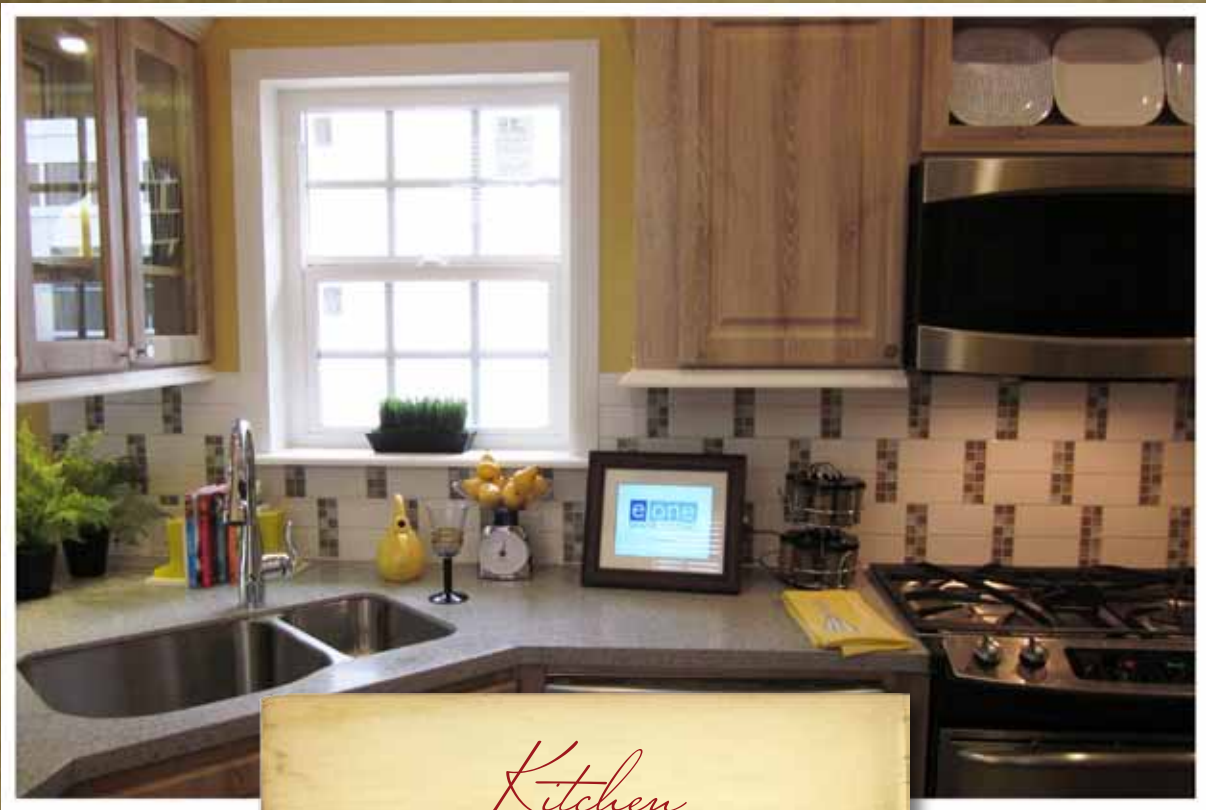




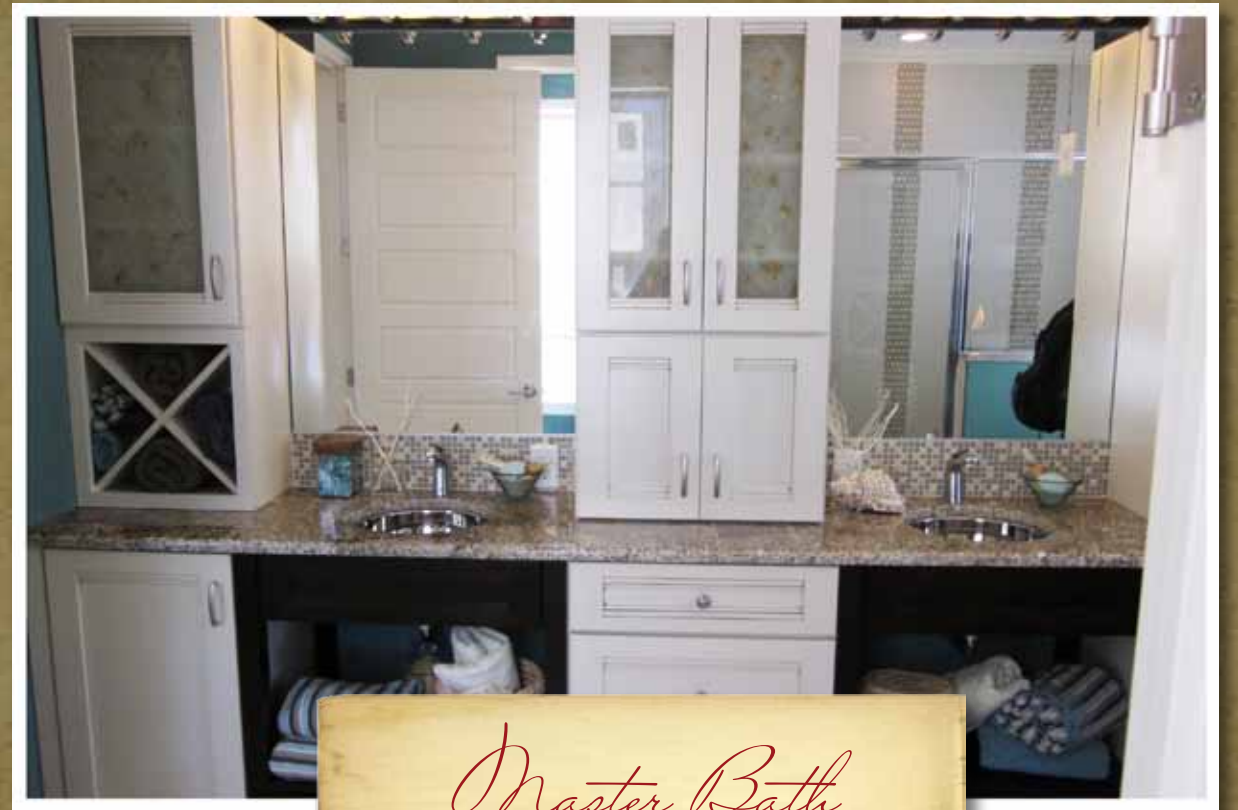
Living Area



Dining Area



Kitchen



Master Bath

Ownership Opportunities

Purchase Your Cottage Home

With a variety of cottage styles to choose from, and views spanning the entire United States, ownership is personalized to fit your needs. This wide range of opportunities allows you to customize and indulge in your personal ideal.

Ideal Financing

Once you have discovered the cottage of your dreams, we have financing options to accommodate your every need. Ideal Cottage Resorts will help you turn your dreams into a reality with our financing program which includes: flexible terms, great rates and peace of mind. We are so confident about our resorts and cottages, we will finance your new retreat with as little as 10% down. Our team will help you through every step of the process, putting together a plan that will comfortably fit your budget.

Ideal Income Opportunities

Ideal Cottage Resorts not only offer your family a wonderful vacation destination, but a source of great investment. When you are not using your cottage, you can elect to place it into our rental program. With our 24-hour reservation center, we take care of the entire rental process and simply send you a check!



Membership Club


Join Ideal Private Resorts and unleash the freedom to vacation. Ideal Private Resorts grants you the privilege to use some of the country's most breathtaking resorts located nationwide, from the coasts of Maine to the beaches of the Florida Keys. Becoming a member of the Club currently offers you a variety of weekly stays in our luxury cottages for as little as \$1,000 a year. Our membership options are flexible, and we accept multiple forms of payment. Qualified applicants may be able to obtain financing towards the purchase of their membership.



Cottage Rentals

Reserve the cottage of your choice. Ideal Cottage Resorts offer our cottages for nightly or weekly rentals at all of our premiere properties. Our rental process provides for stress free and affordable vacationing in the most sought after locations in the nation. We strive to make your vacation experience with us as pleasurable as possible by providing exceptional customer service, access to all resort amenities, and including the necessities such as linens, cookware and dinnerware. All of our resorts are pet friendly, so please inquire about our pet friendly cottages.

Locations




Ocean View Cottages

Cape May, NJ
Chesapeake Bay, VA
Coastal Maine

A photograph of a seagull flying over the ocean with white waves crashing against a dark shore.

Lake View Cottages

Indiana Beach, IN
Wisconsin Dells, WI
Cape Cod, MA

A photograph of a person in a red cap and grey shirt paddling a green kayak on a body of water.

Mountain View Cottages

Laurel Highlands
Ski Region in the Allegheny Foothills, PA

A photograph of a snow-capped mountain peak with a tall evergreen tree in the foreground.

Island Cottages

Florida Keys

A photograph of a tall palm tree against a clear blue sky.

Forrest View Cottages

Adirondack Region, NY
Saratoga Springs, NY
Lake George, NY

A photograph of a gravel path winding through a lush green forest.

Southern Cottages

Florida

A photograph of a golfer in a blue shirt and white pants swinging a golf club on a green.



Ideal Cottage Resorts

Island Cottage

Discover a world away from home in the tropical seclusion of our Florida Keys resort destination. Thirty+ lush acres surrounded by the deep blue waters of the Gulf of Mexico await you year round. Sunbathe on our private beaches or hit the waves with a Jet Ski, Boat, or Kayak rental. Wind down each evening watching fiery sunsets from the huts at Sunset Point, and finish off the day fireside at our nightly bonfires.

Forrest View Cottage

Enjoy the changing seasons from the budding Spring trees, to the blossoming Summer flowers to the Autumn leaves at one of our majestic forest lined properties. A nature lover's dream, the Forrest View Cottages offer peaceful tranquility in the midst of action packed regions. Spend your days hiking or biking scenic trails and your evenings fireside with family and friends.

Southern Cottage

Looking for a getaway from the Cold Winter months? Our Southern Resorts offer something for everyone with lush golf courses and heated swimming pools. Enjoy tennis matches and horseshoes or simply communing with great friends. The warm Florida sun and tropical palm trees await you year round.



Ideal Cottage Resorts

Ocean View Cottage

If your ideal getaway is sand beneath your toes and cool ocean breeze in your hair then consider one of our exclusive ocean front resorts for your very own vacation cottage. Gorgeous views of the Atlantic Coast await you in your choice of premiere regions. Discover historic Cape Cod or the famous lighthouses of Cape May. Enjoy sailing in picturesque Coastal Maine or fishing in the warmer waters of the Chesapeake Bay. Ideal ocean view properties offer something for everyone.

Lake View Cottage

For those looking to retreat lakeside, consider a cottage at one of our scenic Ideal properties in Wisconsin Dells or Indiana Beach Amusement Resort. Spend your days fishing, kayaking, boating or simply relaxing lakefront or poolside. Our resorts are just minutes from popular tourist areas featuring amusement parks, shopping, restaurants, wineries and more.

Mountain View Cottage

If cascading mountains are your dream destination, picture yourself opening the front door of your new cottage to sprawling mountain views. Our mountain-side properties in the Adirondacks of New York and the Allegheny Foothills of Pennsylvania offer hiking and white water rafting in the summer, picturesque foliage in the fall and ideal skiing conditions in the winter months.



*Outdoor
Enthusiasts*



Outdoor Enthusiasts

As lovers of nature, we at Ideal Cottage Resorts, understand the passion our patrons have for the great outdoors. Hunting, fishing, hiking, boating, kayaking, bird watching and biking is a part of your lifestyle. We seek the outdoor adventurer and provide access to the most ideal environments nature has to offer.

Our properties have something for everyone. Enjoy sailing on the Atlantic off the Coast of Maine, or fishing on the Chesapeake Bay in Virginia. Try your hand at kayaking on Lake Shafer in Indiana or hiking the pristine trails of the Adirondacks in New York. Rent a boat and explore the 700 acre Crystal Lake in Wisconsin, or charter a captain and take in the blue waters of the Gulf of Mexico. Challenge yourself to white water rafting on the Youghiogheny River or mountain biking the Laurel Highlands in Pennsylvania. Get some sun on our golf course in Florida or do a little trout fishing in our pristine spring-fed lake.

Not sure what to do or where to head for a unique experience? Let our friendly staff give you some tips about the best spots in the region. And after a day filled with endless outdoor activities, retreat to your quiet cottage under the stars in the midst of it all. Ready to indulge? Your ideal cottage awaits.



Core Values



Family

Ideal Cottage Resorts is founded on the belief that the great outdoors is a place for creating family fun and fond memories. Nature is where traditions are passed down, stories are shared and lasting bonds are forged. Our family business celebrates these great traditions and invites you to experience them with your family and ours.

Quality + Value

We pride ourselves on offering quality retreats at an affordable price and believe every family deserves the opportunity to experience a vacation cottage where memories are made and worries left behind. All our cottages are custom built with the finest, environmentally-friendly green materials. Our high standards afford you the luxury of a stress-free ownership or rental experience.



Service

Your vacation cottage is a place to retreat, relax and re-energize. We strive to exceed your expectations in making your experience with us enjoyable, every time.

Conservation

At Ideal Cottage Resorts, we appreciate nature and celebrate it by inviting you and yours to enjoy the unsurpassed beauty of our premiere destinations across the United States. We strive to preserve the miracle of these places, and we build our cottages to coexist harmoniously.



Special Events

Ideal Cottage Resorts values time spent with family and friends, so we work hard to encourage a sense of community amongst all our owners. From weekly Lobster Bakes on the coast of Maine to our Annual Chili Cook-Off, events give guests the opportunity to socialize in a relaxed environment. Our activity programs offer fun for kids of all ages, including arts and crafts, themed weekends, movie nights and more.

Looking for something more personalized? Our resorts offer custom event packages of all sizes. Whether you are interested in holding a family reunion, entertaining clients, having a birthday party or even a wedding, guest services will work with you to plan and execute flawlessly.



IDEAL 

COTTAGE RESORTS

www.idealcottageresorts.com

(888) 433-2570

info@idealcottageresorts.com

63 Putnam Street, Saratoga Springs, NY 12866