



THREE LAKES MANOR

2025 PACKAGES & PRICING

Friday - Sunday



Ceremony & Reception
Lodging Friday Night & Saturday Night
Tables, Chairs & Linens Included

Please see next page for included details. Does not include rehearsal

July
August

\$8,000

Jan | Feb
June | Sept

\$9,000

March | April | May
Oct | Nov | Dec

\$10,000

Additional



Rehearsal Practice & Dinner

Early Check-In Fri: 7:00AM
Ceremony Practice
Rehearsal Hosting Space
Tables, Chairs & Linens
Floorplan Flip

Year Round - \$1,750

Thursday Night Lodging

Check-In Thur: 2:00PM
Extra Night of Lodging for up
to 34 Guests
Full Venue Access

Year Round - \$650



Lodging Amenities

The King Suite (2)

King Bed, On Suite Bathroom & Laundry Room, On Suite Courtyard & Hot Tub

The Noah (3)

King Bed, Full Bed, On Suite Bathroom & Laundry Room, On Suite Balcony

The Abbi (4)

King Bed, Full Bed, On Suite Bathroom & Laundry Room, On Suite Balcony

The Ivan (3)

King Bed, Twin Bed, On Suite Bathroom & Laundry Room, On Suite Balcony

The Bachelors Pad (8)

King Bed, Two Queens, Two Twins, Full Bath & Half Bath, Laundry Room & Kitchen

The Bridal Suite (2)

King bed, On Suite Bathroom, On Suite Balcony & Kitchen

The Bridal Loft (3)

Three Twin Beds, Shares Bathroom with Bridal Suite

The Bridal Lodging (6)

Two Queens, Two Twins, On Suite Laundry & Bathroom

The Honeymoon Suite (2)

*King Bed, On suite Bathroom & Laundry Room, On suite Courtyard & Hot Tub,
Located Beachside*

To secure the date for your event, a retainer of \$3,000 is required, with the remaining amount being split into two additional payments.

One of these payments is due six months prior to the event, while the other is due three months prior. Additionally, there are other fees to consider such as a \$1,000 damage deposit & day-of-event insurance, both must be provided one month prior to the event. Kindly note that events with 60 or more guests require a day-of coordinator, which is not included in the package. Preferred catering & coordinating options are available, but outside vendors must provide references & complete a private tour to ensure the highest quality of service. The venue has a maximum guest count of 500, & two day-of coordinators are required after 250 guests. The maximum overnight guest count is 34, & pets are allowed with limitations. Non-hosting areas include the third & fourth floors. An add-on package allows for extended event hours.

Three Lakes Manor staff does not assist with rental units or decorations.

Hosting Amenities

- Check in Friday at 2:00PM
- Checkout Sunday at 2:00PM
- Lodging Friday & Saturday for a max of 34 guests
- Ceremony & Reception floorplan set up & take down
- Full parking staff
- Day of venue attendee
- 100 folding chairs
- 16 backless pews (10ft)
- 22 round tables + linens (60inch)
- 6 rectangle tables + linens (8ft)
- 1 sweet heart table + linen (6ft)
- 3 cake tables to choose from
- 16 "tall boy" bistro tables
- 2 portable bars + 1 ice chest & two ice buckets per bar
- Champagne wall, flutes provided (60)
- Large 2 bay beverage cart
- 3 rectangle chafing dishes
- 9 propane mushroom top heaters
- 2 industrial fans (34inch)
- 3 ceremony arches
- 10 Trash cans & 2 liners for each
- Commercial ice-maker
- Closet of decor to choose from



Misc. Items Included

- 4 Ice Buckets
- 2 White 36 quart Ice Chest
- 1 Teal 48 quart Ice Chest
- 1 Black Large 2 Bay Beverage Cart
- Corn Hole Boards
 - 1 set of bean bags
- 10 Trash Cans
 - 2 liners per can
- 2 Large Industrial Fans
- 9 Propane Mushroom top heaters
 - 1 Tank Per Heater Included
- Firewood for wood firepits

Additional Details

- Max guests count is 500, at least three day-of coordinators are required. Guest count will be obtained two weeks prior to the event on the check-in form.
- Max overnight guests count is 34, including children. This is monitored by exterior cameras & if limit is exceeded there will be fines. This is to ensure the comfort of amenities for each guest staying.
- Non-hosting areas are the third & fourth floor, day-of guest are not permitted to roam lodging areas.
- The champagne wall and bars cannot be placed in The Grand Steps Courtyard or The Great Hall due to no level walkways leading in.
- The cut off time for guests not lodging is 11:30PM, this is strictly enforced. All guests staying can continue event but we request it is moved indoors or the sound level be lowered to a comfortable volume for surrounding neighbors. Vendors must be out by 12AM.
- Private and Guided tours take place on Tue, Wed & Thur.. most re-tours can be directed through the virtual tour on our website.
- We supply a list of preferred coordinators & catering to choose from or clients can supply their own. Coordinators or Catering not on our list require two references from active venues & a private tour prior to the event. This is to ensure professional quality events and full understanding of kitchen rules.
- Insurance is required for the entirety of the stay. This can be obtained at www.eventsured.com
- Damage deposit in the amount of \$1,000.00 is due one month prior to check-in.
- Up to two pets (dogs only) are allowed for an overnight stay. Guests must pick up after their pet.
- Any furniture moved must be pre-approved. If approved it must be relocated prior to checkout. If furniture or areas are damaged due to relocation there will be a fine.
- If there is suspicion that clients are having a rehearsal dinner with units displayed for ceremony and reception, without booking a rehearsal dinner add on, clients will be fined.
 - A Rehearsal Dinner Add on is required if there will be more than 35 guests attending, you are outsourcing vendors, using the commercial kitchens, serving alcohol/liquor, using chafing dishes, tables, linens, chairs, bars, outdoor heaters/fans, hosting space, staffing for parking & clean up, shuttle bus i.e., Added Amenities. Rehearsal Dinner Add on is not required if there are less than 35 guests, only the main lodging kitchen is used, no outsourced vendors, no added amenities (listed above), no staffing or shuttle bus needed, and no alcohol/liquor is being served.
- If you are intending on having a firework show, we must be notified 30 days prior to the event. It is not the venues responsibility to get necessary permits from the fire department. The pyro technician MUST BE licensed. Firework show must be completed by 9pm, and cannot exceed 3 minutes (except for 4th of July and New Years weddings)
- For safety reasons, children must be supervised and/or kept inside. Three Lakes Manor is surrounded by lakes and un-attended children are an immediate shut down due to the dangers.
- TLM staff does not assist with rental units or clients decorations. This is to avoid any liability claims against TLM or Staff