

# TABLE OF CONTENTS

About Juniper	5
Your Hosts	6
The Property	8
The Rooms	11
The Treehouses	13
Event Spaces	14
Packages & Pricing	34
Add Ons	46
Bar Packages	47
Example Timeline	48
FAQs	50
Contact Us	55



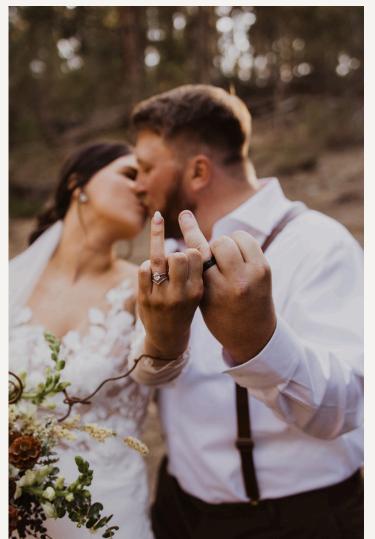
















# ABOUT JUNIPER

Welcome to Juniper, a boutique mountain lodge tucked into 10 acres of peaceful evergreen forests. Just 30 minutes from Denver, our private property offers a relaxing, adults-only\* retreat with convenient access to year-round adventure. With only five guestrooms—and generous onsite amenities—you'll enjoy a distinct sense of serenity and seclusion, as well as the attentive, warm welcome of your onsite hosts.

\*Children are welcome with a private lodge buyout.



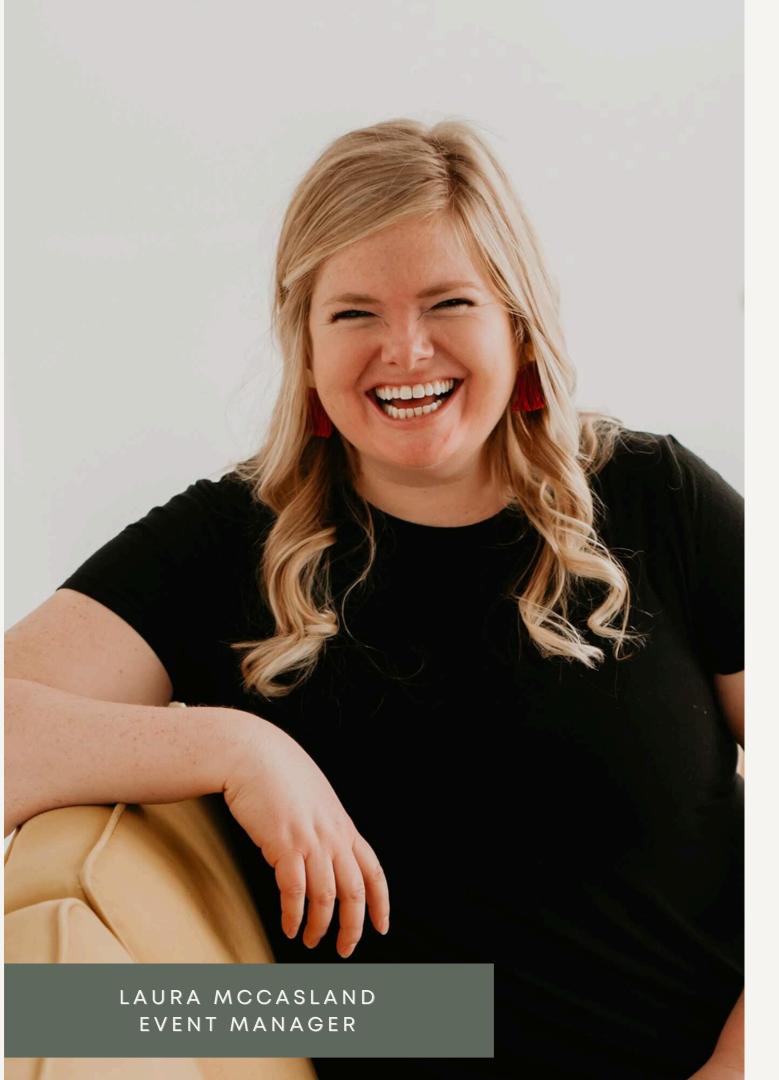




## MEET YOUR HOSTS

#### **ALEA & ASHLEY**

Originally hailing from Missouri and North Carolina, we know what it means to hear the call of the mountains. We've followed that call time and again, falling more in love with our Colorado home with each passing season. This love led us to purchase the property in August of 2019, and in September of 2020, we got married at Juniper! Here, we invite you to experience our take on Colorado hospitality, blending five-star service with laid-back mountain charm. We live at Juniper in a separate area and are typically on-site for anything you need. Our priority is to ensure your wedding day is everything you dreamed of and more.



### **EVENT MANAGEMENT**

#### BY MCARTHUR WEDDINGS & EVENTS

Laura McCasland is the owner, founder and lead planner of McArthur Weddings & Events. Should you choose to book our Juniper or Micro Wedding package, please note that you will be required to contract with Laura for event management.

After you secure your date at Juniper, Laura will reach out to get started with your planning. Pricing starts at \$3,200.

MÇARTHUR WEDDINGS & events

www.mcarthurweddingsandevents.com

# THE PROPERTY

You'll have access to our 10-acre property and all of its amenities, including:

- **Lobby** with fireplace and cozy seating
- Bar & Lounge
- **Parlor** with games and cozy seating
- Firepit deck with Adirondack seating
- Mountain view deck with soft seating, rocking chairs, Adirondack chairs, and dining tables
- Hot Tub
- A half-mile private **Hiking Trail**



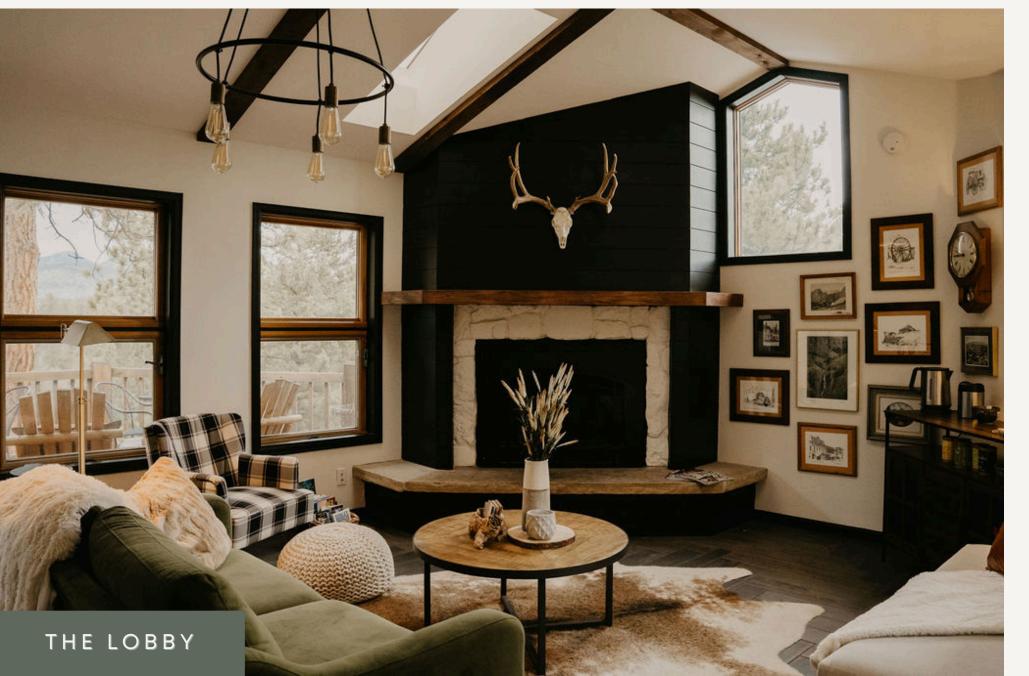


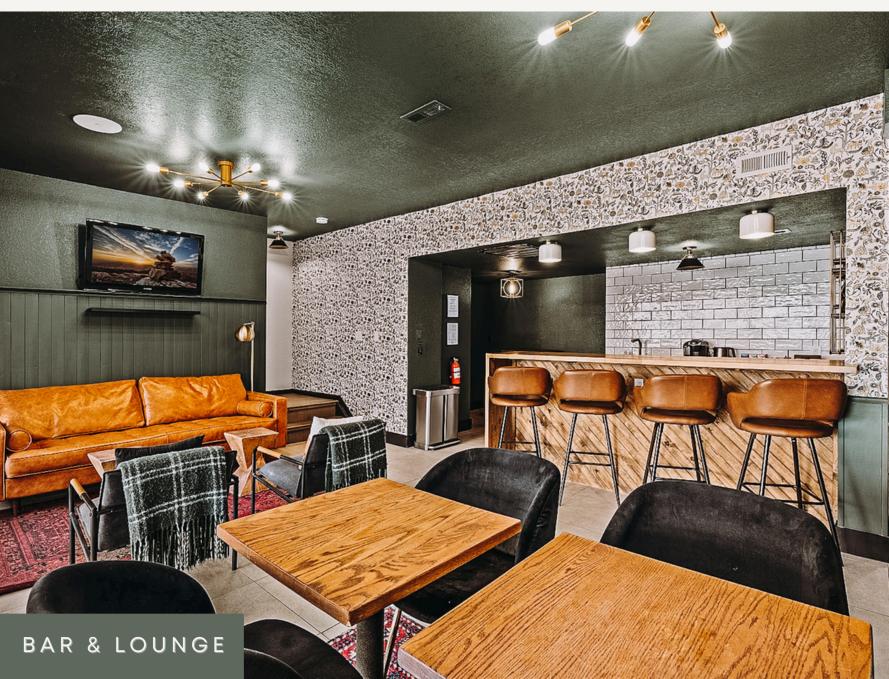




















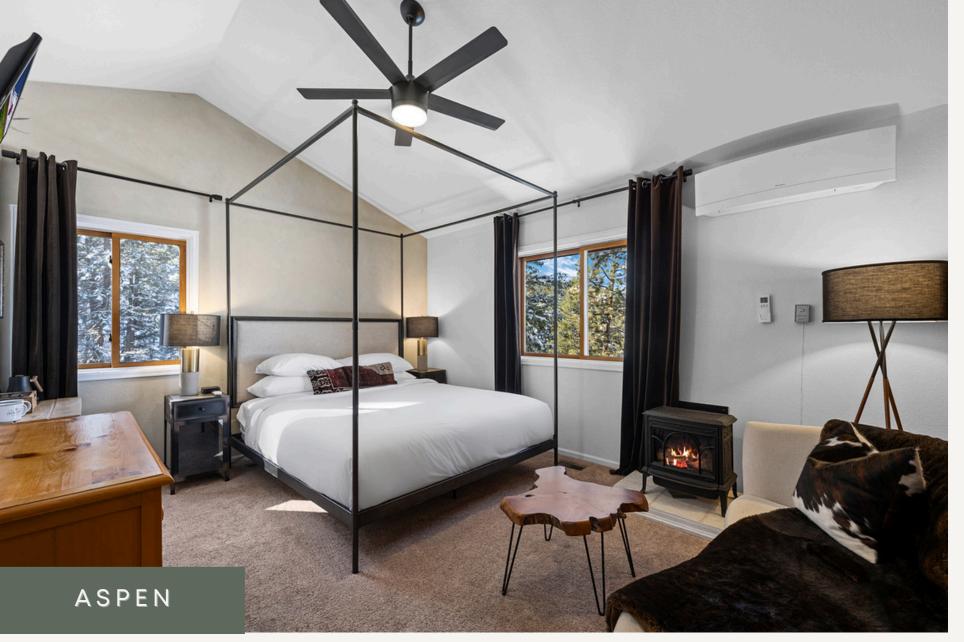




## THE ROOMS

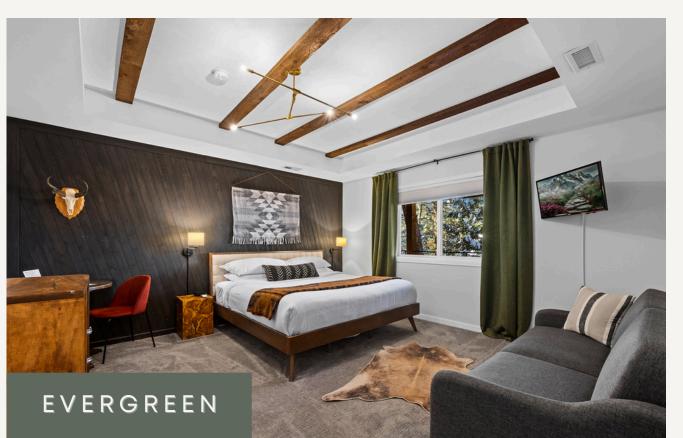
Juniper Mountain House has **five intimate guest rooms,** each with their own unique charm. Every room features:

- Private en suite bathroom
- Complimentary coffee
- Plush robes
- Toiletries, hair dryer, iron & ironing board
- DirecTV and WiFi
- Refrigerators in select rooms
- Fireplaces in select rooms
- Two pet friendly rooms











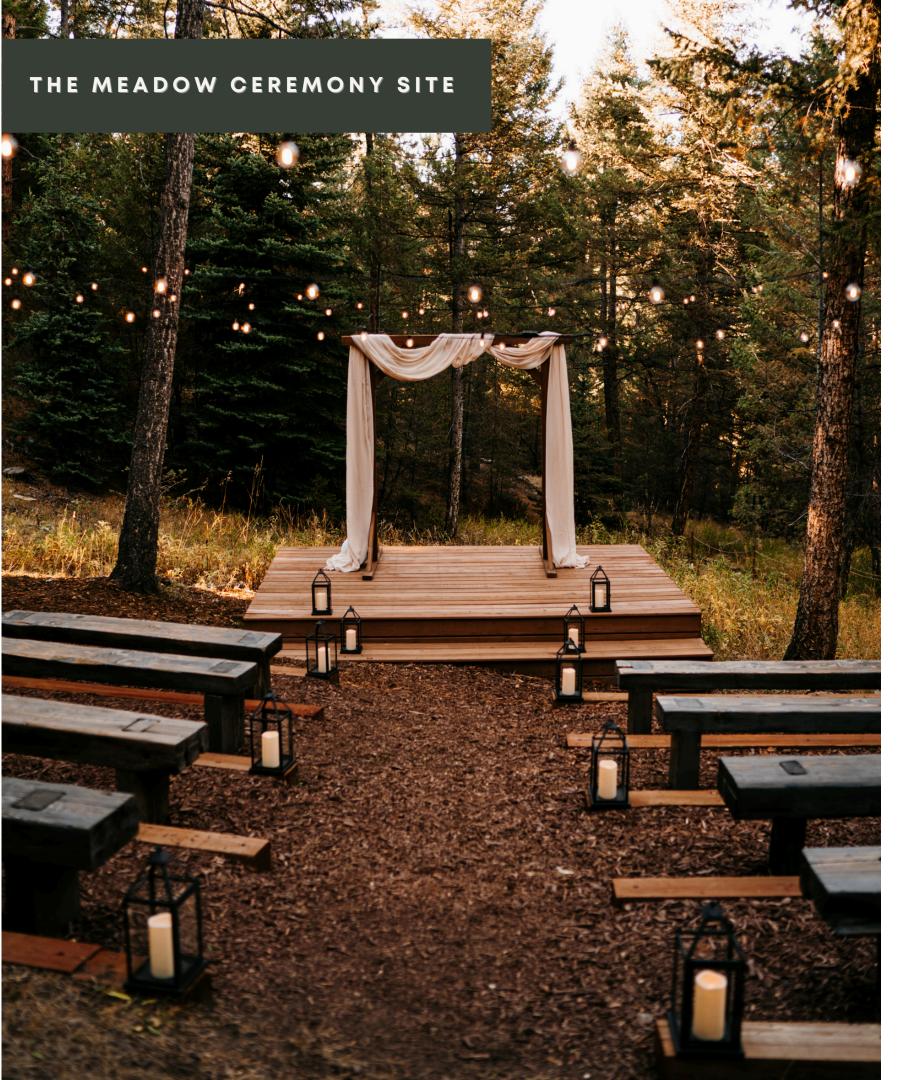
### THE TREEHOUSES

Juniper's treehouse expansion is underway! This will include eight luxury treehouses and growing our existing outdoor spaces to make our property a true destination and respite that connects our guests to Colorado's great outdoors. Our treehouses will be between 200 and 400 square feet, each with a King Bed, sitting area, deck and bathroom.

While the exact completion date for each unit is unknown, we anticipate that two treehouses will be available by late summer of 2025. If the treehouses are complete by your event date, you can add them as additional lodging.







### THE MEADOW

#### **CEREMONY SITE**

A magical clearing among picturesque evergreen and ponderosa pine trees awaits you after a short five-minute trail hike from The Lodge at Juniper. Custom wood benches handmade from salvaged roller-coaster rides, a 12' x 8' ceremony platform, a rustic wedding arch, and overhead string lights accent this remote, amphitheater style setting for your special day.

Due to uneven terrain, the Meadow is not wheelchair accessible. Guests with mobility challenges may need extra time to get to the Meadow.

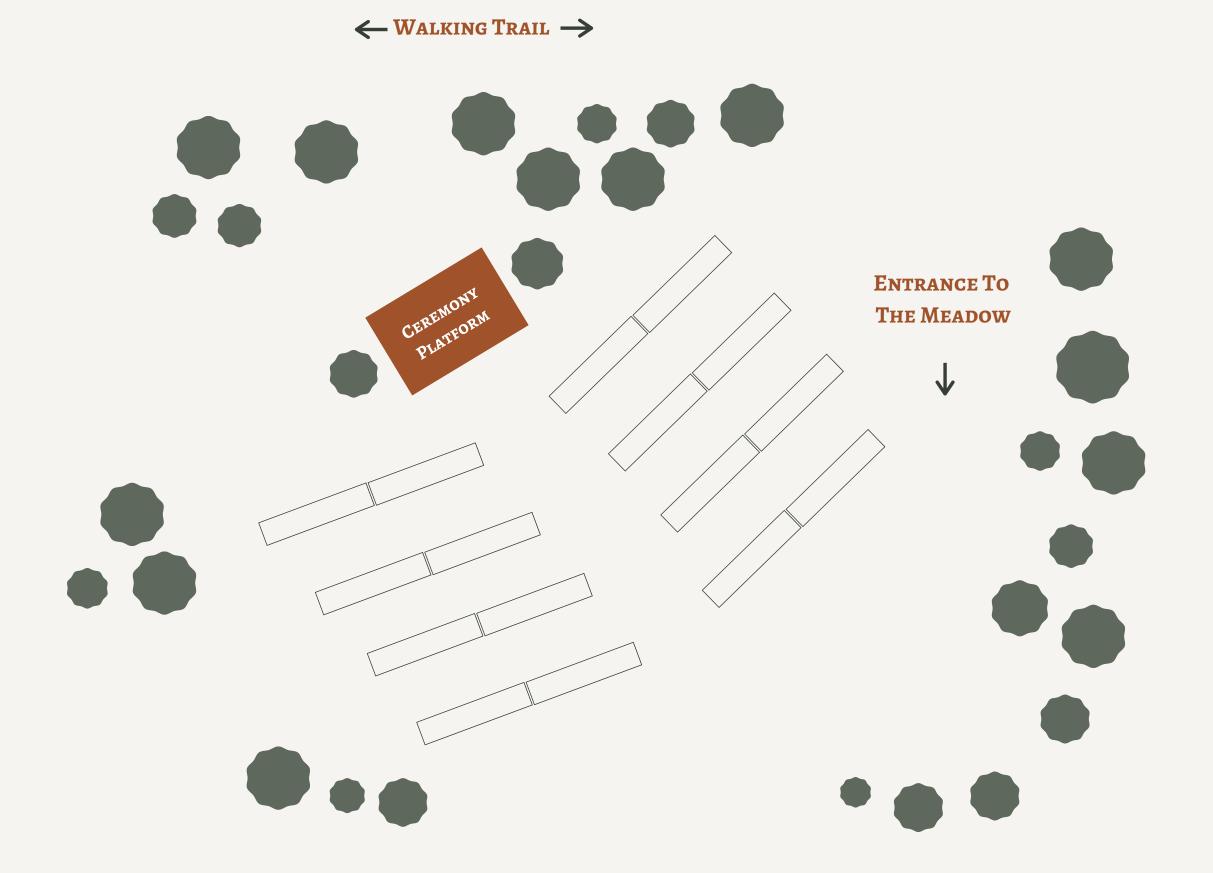


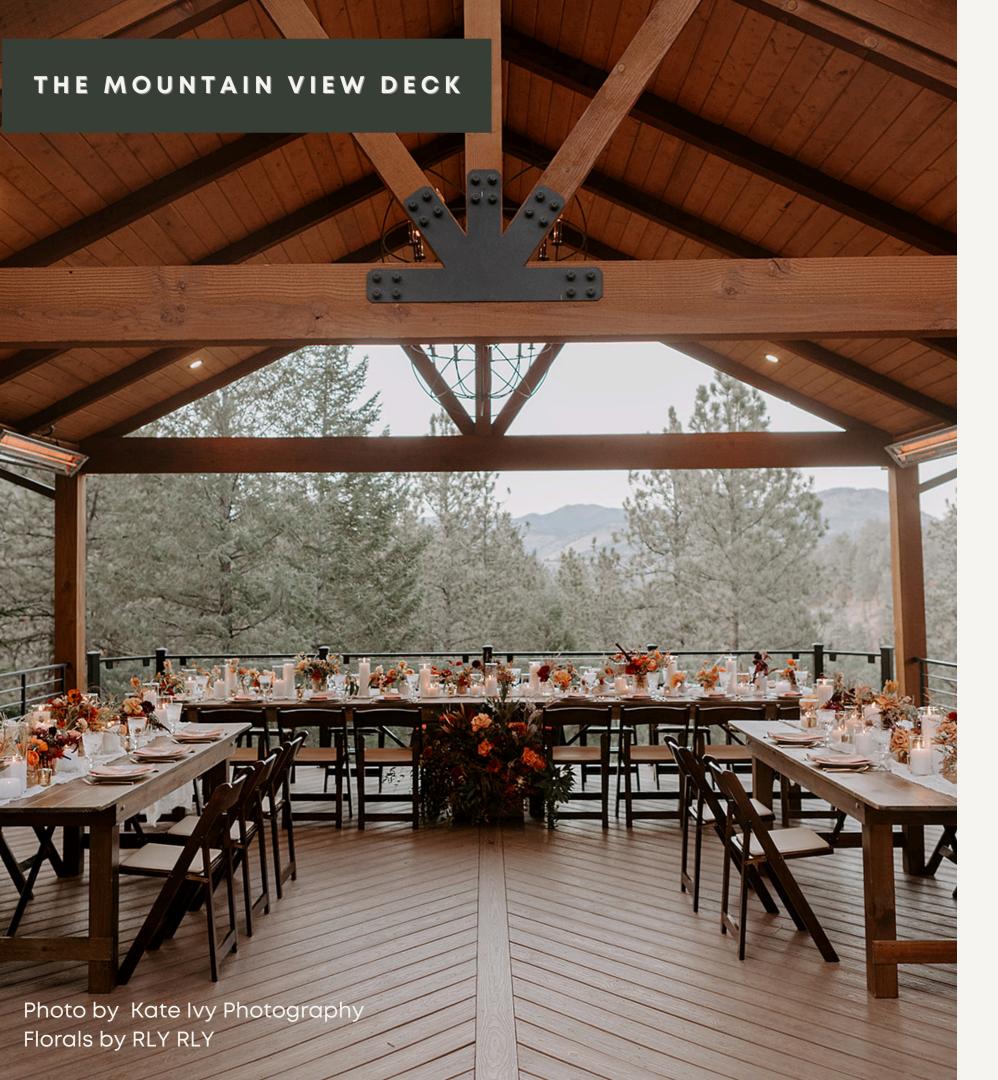




# THE MEADOW

**FLOORPLAN** 





### MOUNTAIN VIEW DECK

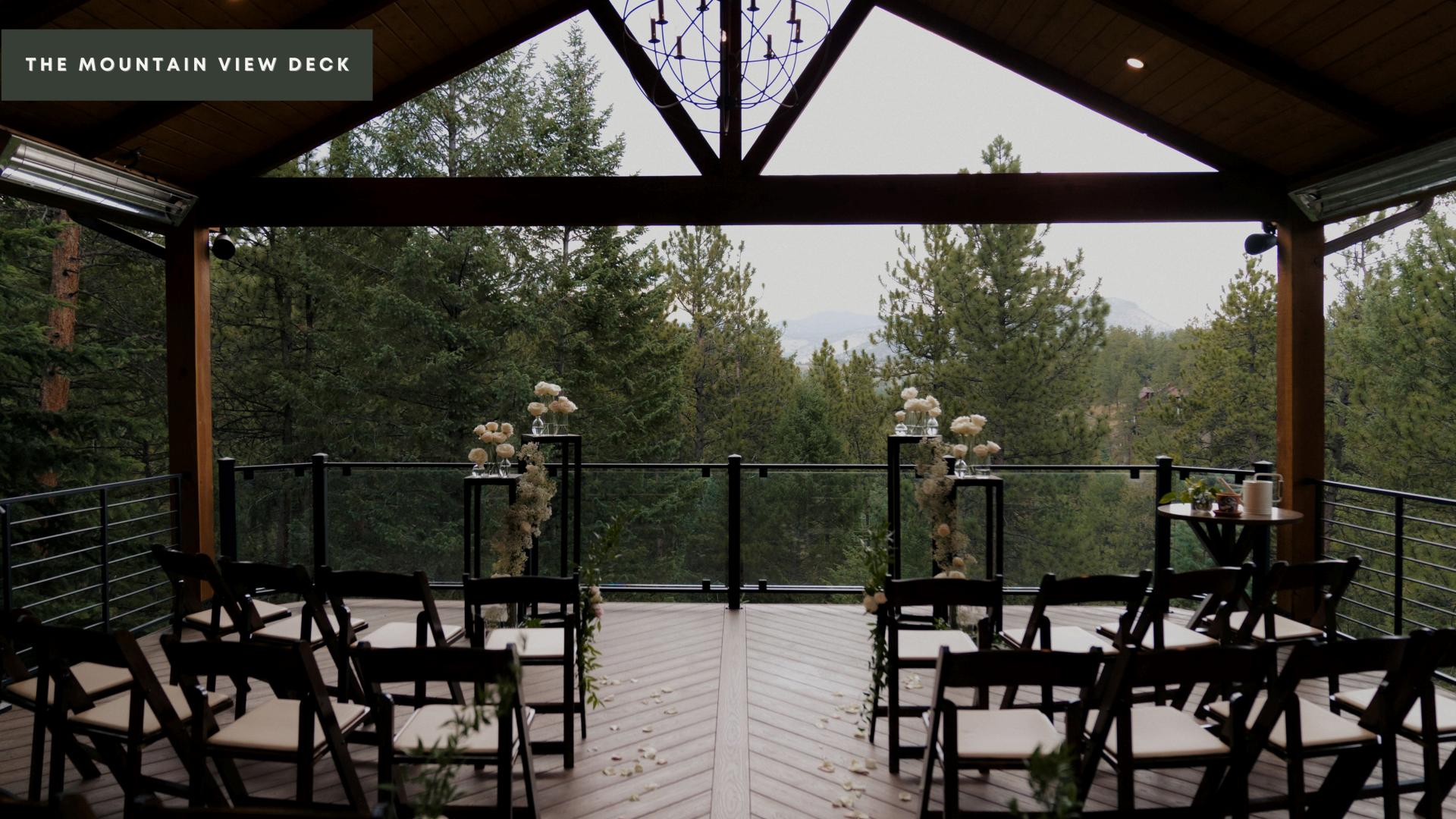
#### RECEPTION OR CEREMONY SITE

Following your ceremony, you and your guests can enjoy a picturesque reception on the Mountain View Deck. The deck seats up to 50 guests and offers stunning mountain views. Farm tables and fruitwood chairs give a polished rustic vibe. The indoor lounge and bar features a wall of glass doors that open up to the lower deck. The deck has six overhead heaters.

The Mountain View Deck is a backup option in the case of inclement weather for all packages with the exception of The Meadow Ceremony Package.











## TREELINED DRIVEWAY

#### COCKTAIL/RECEPTION SITE

The paved, treelined driveway is connected to the Mountain View Deck and can be used for cocktail hour and dancing. The space can used for cocktail tables, outdoor lounge furniture, outdoor games like giant jenga and cornhold, a mobile bar, a band, and more.















## BAR & LOUNGE

#### RECEPTION SITE

Our lower level bar and lounge opens up to the Mountain View Deck to create an open indoor/outdoor experience for you and your guests.

All furniture can be moved and replaced with cocktail tables to create more space to move around if desired. Or keep the furniture in place for your guests to enjoy.







#### RECEPTION SITE **FLOORPLAN** Mountain View **DECK** Нот Тив **EVERGREEN DELUXE** KING ROOM **TREELINED** Lobby BAR & LOUNGE **DRIVEWAY** BOXELDER To WATERFALL King Junior Parking Area & **GUEST** WELCOME TABLE GARDEN **ENTRANCE** SUITE Ватн **PARLOR** 33



# PACKAGES & PRICING GUIDE

	COUPLE'S ELOPEMENT	MEADOW CEREMONY	INTIMATE CEREMONY	MICRO WEDDING	JUNIPER WEDDING
GUEST COUNT including couple	2	Up to 50	Up to 50	Up to 25	26 - 50
CEREMONY	Yes	Yes	Yes	Yes	Yes
RECEPTION	No	No	No	Yes	Yes
LODGING	One Night Stay for the Couple Included	One Night Stay for the Couple Included	Private Lodge Buyout One Night of Lodging 5 Rooms (Max. 10 Guests)	Private Lodge Buyout One Night of Lodging 5 Rooms (Max. 10 Guests)	Private Lodge Buyout One Night of Lodging 5 Rooms (Max. 10 Guests)
PLANNING	Available Add On	Ceremony Coordination Included	Ceremony Coordination Included	Planning Required through McArthur Weddings & Events	Planning Required through McArthur Weddings & Events
AVAILABILITY	Year Round	May - October	Year Round	May - October	May - October
	\$995	\$2,500	\$4,500	\$10,000	\$15,000

### COUPLE'S ELOPEMENT

#### COUPLE ONLY | CEREMONY ONLY

Escape for a romantic night away for two and exchange vows on our property.

#### What's Included:

- Choice of Ceremony Site: The Mountain View Deck or the Meadow Ceremony site
- **Lodging:** One-night stay for the couple following the wedding; additional nights may be added if available

Photographer, officiant, and other vendors are welcome! Planning is not included but may be added for a fee.

**Availability:** Dates for the Couple's Elopement package are flexible, year-round, and are by request.

PRICE: \$995













### THE MEADOW CEREMONY

#### UP TO 50 GUESTS | CEREMONY ONLY

Celebrate your ceremony with up to 50 guests in The Meadow, a magical clearing surrounded by a forest of pine trees.

#### What's Included:

- **Ceremony Site:** The Meadow
- **Planning:** Day-of ceremony coordinator
- **Lodging:** One-night stay for the couple in a King room following the wedding; additional nights may be added if available
- Rentals: Wood wedding arch, bench seating, welcome table, bluetooth speaker, string lights

A reception cannot be added with this package. If you're interested in holding your reception at Juniper, check out our Micro and Juniper Wedding packages!

**Availability:** We only have 8 spots available for the Meadow Ceremony in 2026 Booking is first come, first served.

PRICE: \$2,500













### THE INTIMATE CEREMONY

#### UP TO 50 GUESTS | CEREMONY & LODGE BUYOUT

Celebrate your love with a heartfelt ceremony surrounded by your closest family and friends.

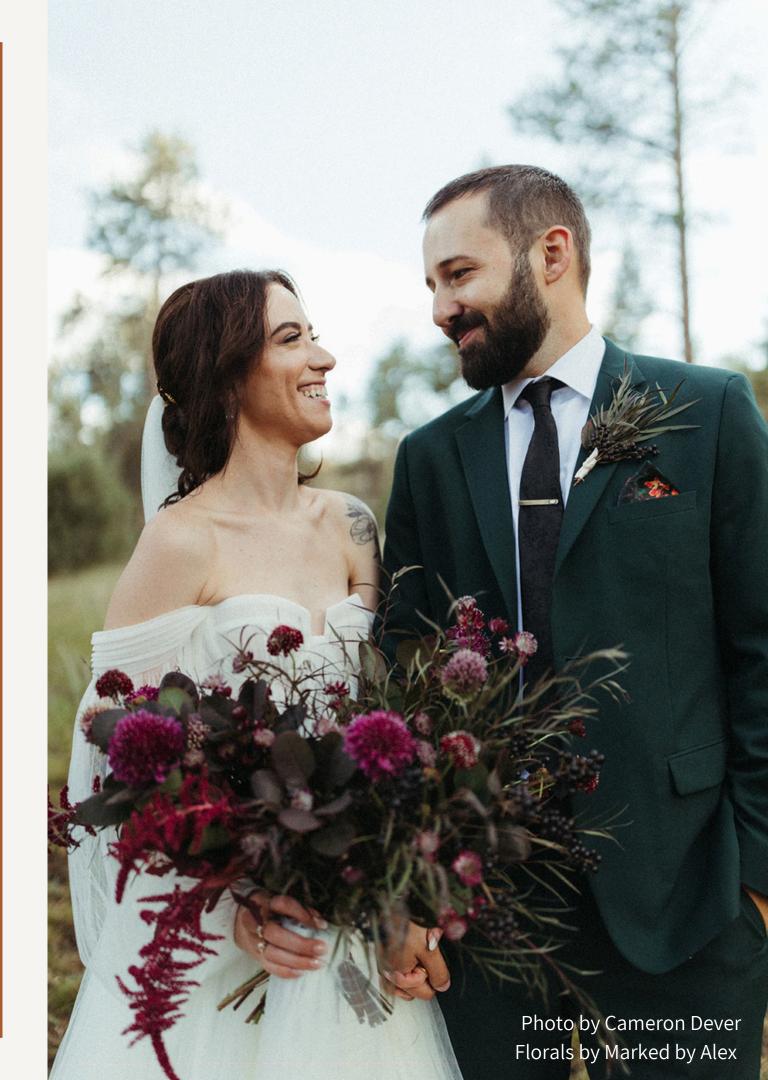
#### What's Included:

- **Ceremony:** The Meadow or the Mountain View Deck
- **Lodging:** One night of lodge rental following the reception (sleeps 10 guests); additional nights may be added if available.
- **Planning:** Day-of ceremony coordinator
- **Rentals:** Wood wedding arch, bench seating, welcome table, bluetooth speaker, string lights.

A reception cannot be added with this package; however, a cocktail hour may be added following the reception for an additional venue fee. If you're interested in holding your reception at Juniper, check out our Micro and Juniper Wedding packages!

**Availability:** We only have 8 spring/summer spots available for this package in 2026. This package can also be booked in the winter months on request. Booking is first come, first served.

PRICE: \$4,500

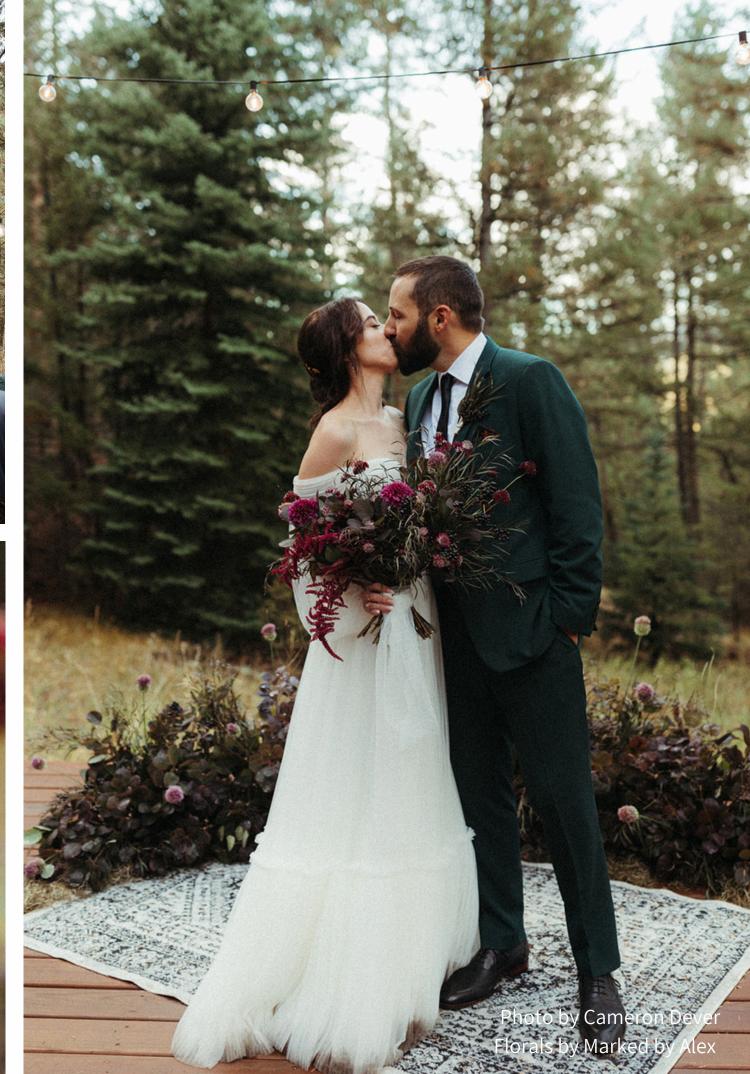












### THE MICRO WEDDING

#### UP TO 25 GUESTS | CEREMONY, RECEPTION & LODGE BUYOUT

Enjoy an intimate ceremony among cherished family and friends followed by a reception for 25 guests on the Mountain View Deck and an overnight stay at Juniper.

#### What's Included:

- Choice of Ceremony Site: The Meadow or the Mountain View Deck
- **Reception Site:** The Mountain View Deck
- **Lodging:** Exclusive whole lodge buyout following the reception (sleeps 10 guests); additional nights may be added after the wedding if available
- **Rentals:** 3 pine tables, 2 cocktail tables, mahogany folding chairs, AV system, wood ceremony arch (available in the Meadow only), ceremony bench seating, ceremony string lights

**Required Add On:** Event Management by McArthur Weddings & Events **Availability:** We only have 4 spots available for the Micro Wedding in 2026. Booking is first come, first served.

PRICE: \$10,000













## THE JUNIPER WEDDING

#### 26 - 50 GUESTS | CEREMONY, RECEPTION & LODGE BUYOUT

Enjoy all our property has to offer with our Juniper Wedding for up to 50 guests, including a romantic ceremony followed by a reception and an overnight stay at Juniper.

#### What's Included:

- Choice of Ceremony Site: The Meadow or the Mountain View Deck
- **Reception Site:** The Mountain View Deck
- **Lodging:** Exclusive whole lodge buyout following the reception (sleeps 10 guests); additional nights may be added after the wedding if available
- **Rentals:** 6 pine tables, 4 cocktail tables, mahogany folding chairs, AV system, wood ceremony arch (available in the Meadow only), ceremony bench seating, ceremony string lights

Required Add On: Event Management by McArthur Weddings & Events

**Availability:** We only have 8 spots available for the Juniper Wedding in 2026. Booking is first come, first served.

PRICE: \$15,000















### ADD ONS

#### ACOUSTIC MUSICIAN & EMCEE.....\$550+

One of our staff members, Alexa, is an acoustic guitar player and singer who offers ceremony and reception music and emcee services. For more information, visit www.alexakilgore.com.

#### TREEHOUSE RENTAL....\$800+

We're building treehouses! If treehouses are complete by your event date, you can add one or more on as an extra room at the standard rate.

#### **EVENT RENTALS**

We have a small inventory of decor such as arch fabric, lanterns, and table linens available for rental on site. Please ask us for a full list of rental options.





### BAR PACKAGES

As a liquor licensed venue, all alcohol consumed on the property before, during and after the event must be purchased through Juniper. We offer multiple packages which can be customized with additions to meet almost any request.

PREMIUM WINE & BEER......\$9/person/hour

PREMIUM FULL BAR......\$14/person/hour

COLORADO FULL BAR....\$16/person/hour

TOP SHELF FULL BAR....\$20/person/hour

Bartending is \$55 per hour plus gratuity which goes directly to your bartender, Jason! Please note, the pricing above is for 2025 and is subject to change in 2026.

## **EXAMPLE TIMELINE**

#### DAY 1

1:00 p.m. Vendor Arrival

3:00 p.m. Wedding Party Arrival

4:00 p.m. Guest Arrival

4:30 p.m. Ceremony

5:00 p.m. Cocktail Hour

6:00 p.m. Reception

10:00 p.m. Last Call

10:30 p.m. Guests staying off property depart

11:00 p.m. Clean up and tear down

#### DAY 2

11:00 a.m. Check out\*

\*Additional nights may be added on the backend of your stay depending on availability. We do not allow private lodge buyout the night before the wedding due to set up requirements.













#### 1. Can I extend my stay beyond the one night that is included in the package?

We do allow private lodge buyout or individual room rentals the night after the wedding. Due to space restrictions and cleaning challenges, we do not allow private buyouts or individual room rentals the night before the wedding with the Micro, Juniper or Meadow Ceremony Packages. For the Couple's Elopement, you may add lodging the night before your wedding and get ready onsite.

#### 2. What time can we arrive the day of the wedding?

Vendors may arrive as early as 1 p.m. on the day of the wedding. The bridal party, including any overnight guests can arrive any time after 3 p.m. Non-overnight guests can arrive after 3:30 p.m.

#### 3. Who is included in the guest count?

Any person who occupies a seat is included in the guest count. The couple is included in the guest count. Infants and lap children are not included in the guest count. Vendors who are not guests of the wedding (photographers, planners, etc.) are not included in the guest count.

#### 4. What type of music/amplification is allowed?

We are located in a residential area, so we do not allow DJs or bands with drum sets. Live bands are permitted with prior approval. We provide an AV system for receptions and recommend emcee services. Music is allowed until 10:00 p.m.

#### 5. Do I need a wedding planner?

For the Juniper and Micro Wedding packages, you are required to contract directly with McArthur Weddings and Events. Event planning is not included in the price of this package. The Meadow Ceremony package includes a ceremony coordinator. The Couple's Elopement does not include coordination, but it can be added for a fee if desired.

50

#### 6. What time can my event start/end?

You can start your event any time after your 3 p.m. check in time. Guests who are not staying overnight must depart no later than 10:30 p.m. The bar closes 30 minutes before guests depart. For winter months only when the sun sets earlier in the day, we allow a 2 p.m. check in time for a additional fee.

#### 7. Can I bring pets to my wedding?

Yes! We allow dogs and cats on our property. We have two pet friendly rooms. The pet fee is \$25 per pet.

#### 8. Do you have preferred vendors? Do you have any vendor restrictions?

Yes, please ask us for a list of preferred vendors! Our only vendor restriction is for event planning, which must be contracted through McArthur Weddings and Events for the Juniper and Micro Wedding packages. Caterers, bands, emcees and mobile bars must be approved in writing by Juniper and McArthur Weddings and Events if they are not on our preferred vendor list.

#### 9. Is catering included?

No, Juniper does not provide any catering onsite. Food must be provided by a licensed caterer or restaurant. We're happy to provide a list of preferred caterers. Any caterers who are not on our preferred vendor list must be approved in writing by Juniper and McArthur Weddings and Events.

#### 10. Can I bring my own alcohol?

No BYOB, as Juniper is a liquor licensed venue. All alcohol and bartending service must be purchased through Juniper.

#### 11. What is the cost of bar service and alcohol?

Bartending is \$55 per hour plus gratuity (subject to change), and the cost of alcohol depends on the package you select and the number of guests you have. We offer a wide range of packages, from wine and beer to a top-shelf open bar. Total bar tabs, including bartending and gratuity, typically fall between \$2,500 and \$5,000 for a group of 50. Ask us for our bar packages!

#### 12. Do you require event insurance?

Yes, we do require that weddings exceeding 10 guests purchase event insurance. You can purchase event insurance from your own provider, or get it online from WedSafe.

#### 13. Do you have a kitchen?

We do not have a kitchen for guest or vendor use. Caterers must bring their own standalone outdoor kitchen set up or bring in fully prepared food. Juniper does not have a refrigerator for guest use other than the mini fridges provided in the rooms.

#### 14. Can my guests park on site?

Our parking lot is small! With the Micro and Juniper Wedding packages, we can accommodate 13 cars parked on our property. All additional vehicles (vendor or guests) must park offsite. With the Meadow Ceremony package, no guest parking is available onsite other than for the couple and vendors. Please ask us for preferred transportation vendors.

#### 15. What if it rains or snows?

Colorado weather is fickle and can change quickly. At Juniper we hold weddings rain or shine!

#### 16. Do you have recommendations for nearby lodging?

We recommend Comfort Suites (3 minute drive), Origin Red Rocks (14 minute drive), The Eddy Hotel (20 minute drive), The Dove Inn (20 minute drive), and Highland Haven (17 minutes) for additional lodging.

#### 17. How can I hold my date?

To hold your date, we require a signed contract and half of your venue fee. The remainder of your balance is due 90 days prior to the date of your event.

#### 18. Are there bathrooms available for my guests?

We have one restroom at the lodge available for guest use in addition to the five bathrooms that are attached to our guest rooms.

#### 19. What if I need to cancel?

Venue payments are non-refundable, but we do allow for one reschedule of the event pending availability within 12 months of your original date. The couple is responsible for any increase in venue or lodging fees in effect on the new date.

#### 20. Is Juniper Mountain House accessible?

While Juniper is not ADA compliant, our deck and lower level lounge can be accessed without the use of stairs. The walk to the Meadow is a five-minute gently sloping, natural hike. It is only accessible by foot and not suitable for guests with wheelchairs or walkers. Elderly guests with balance issues will need assistance to get to the Meadow.

#### 21. Is there a bridal suite to get ready on the property?

No, Juniper does not have a bridal suite. Check in time on the day of the wedding is 3 p.m. If your timeline allows for time to get ready, you may do so in one of our guest rooms any time after 3 p.m. We encourage our couples to get ready off site and arrive ready for photos.

#### 22. With the Meadow Ceremony package, can I have my reception or cocktail hour at Juniper following the ceremony?

No, the Meadow Ceremony package only includes the ceremony site and does not allow for cocktail hour or reception following the ceremony. Please check out the Micro or Juniper Wedding if you wish to hold your cocktail hour or reception onsite.

#### 24. With the Meadow Ceremony package, do you have recommendations for a nearby reception site?

Yes! Please ask us for our our current list of recommended reception sites.

#### 25. With the Meadow Ceremony package, can we reserve additional rooms for our guests and/or our wedding party?

Depending on availability, we may allow private lodge buyout, which includes all five rooms.

#### 26. With the Meadow Ceremony package, can I serve food or alcohol at my ceremony?

We do not allow food to be served at the ceremony with this package. If desired, you can add on a welcome drink (alcoholic or non-alcoholic) for guests upon arrival.

#### 27. With the Couple's Elopement package, can I invite additional guests to my elopement? Can those guests stay overnight?

The Couple's Elopement package is limited to the couple only, not including vendors such as the officiant or the photographer. If you wish to invite other guests, whether they wish to stay onsite or not, please contact us for a custom quote or a recommendation for another wedding package.

