

Summer Activities at BROOKSIDE

Included With All Rates:

Climbing Wall, Swimming, Tennis, Pickleball
Shuffleboard, Bocce ball, Ping-Pong, Cornhole,
Can jam, Volleyball, Fishing, Row Boats,
Cocktail Party, DJs, Karaoke, Trivia
Playgrounds, Costume Party

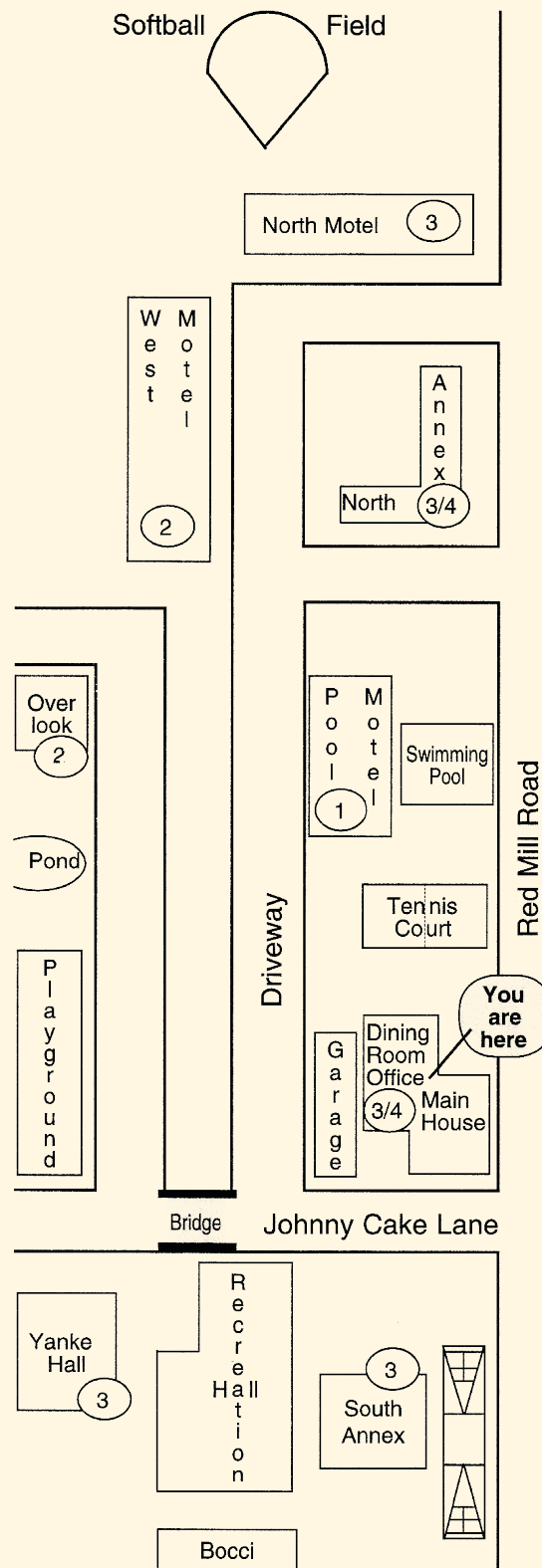
Small Fee Activities Onsite:

Horseraces, BINGO, Airbrush Tattoos,
Pool Table, Arcade. Coin Operated Laundry Onsite.



LOCAL AREA ACTIVITIES

Greenville Drive-In,
Local Brewery Trail,
Wildplay Thatcher,
Windham Winery,
Zoom Flume Water Park
Howe Caverns,
Saratoga Race Track & Racino,
Rivers Casino,
Kaaterskill Falls Hiking,
Hudson & Coxsackie Antiques,
Thomas Cole House,
Olana Mansion,
Cooperstown Hall of Fame,



2026 Season

May 22nd - August 31st

Celebrating Our 105TH Year!



BAUMANN'S BROOKSIDE

summer resort, the perfect location for your special vacation or family reunion, located in the beautiful mountains of the Northern Catskills. Celebrating 105 years in business, 5th generation hosts serving 5th generation guests. Our family is onsite daily to meet all your vacation needs. Open weekends only.

Call for Reservations

518.966.5218

Office hours 8:30am-8:30pm

www.baumanns.com

Baumannsresort@gmail.com

77 Johnny Cake Lane

Greenville, NY 12083



Facebook Twitter Instagram

BAUMANN'S BROOKSIDE Rates Summer 2026

Group #1	Pool Motel - 12 rooms/ 2 story, Porch/Patio, All rooms 1 Queen & 1 Double North Annex Suites - 2BR/1 Bath Suites, Interior entry/1 story, Varied Bedding Overlook - 4 rooms/1 story, Patio, All rooms 1 King/1 Queen
Group #2	West Motel - 8 rooms/1 story, Patio, All rooms 2 Queens
Group #3	Main House - 6 rooms/2 story, Interior entry, Varied bedding, Dining room 1st floor North Motel - 6 rooms/1 story, Deck, 2 Doubles or 2 Queens North Annex - Varied Bedding, Interior entry, Near pool South Annex - 13 rooms/2 story, Interior entry, Varied bedding, Near Rec Hall & Dining Room Yanke Hall - 1800's cottage, 4 rooms, Varied bedding, Screened porch **ALL ROOMS INCLUDE: Flat panel TV, Refrigerator, AC, Daily Housekeeping

SPRING WEEKENDS BBQ, Clams & Shrimp!

2 Night Stay. Meals begin at 6pm Friday with all night buffet, Full breakfast Saturday followed by outdoor picnic lunch, clams on the half shell. Steak & chicken BBQ supper, fresh salad bar. Sunday breakfast & lunch. BINGO, band & DJ.

Clambake Weekends

June 5th-7th | June 12th-14th | June 19th-21nd

Weekend Rates

Group #1 - \$318 | Group #2 - \$311 | Group #3 - \$305

CHILDREN'S RATES (2 nights)

3 and Younger	FREE
4-12 Years Old	\$80
13-17 Years Old	\$136

MEMORIAL DAY WEEKEND

3 Night Stay. Full BBQ/clambake weekend plus Sunday Supper, horse races & country breakfast Monday morning.

May 22nd-25th

Group #1 - \$467 | Group #2 - \$457 | Group #3 - \$443

All Weekend rates are per person and include all meals, based on double occupancy.

Policies: No Pets. No smoking or vaping of any substances. \$250 cleaning fee charged for evidence of either.

Reservation: \$100 deposit per room required to guarantee reservation.

Cancellation: 4 weeks notice required for return of deposit. 8 weeks for groups of 5 or more rooms. Balance of reservation will be charged when cancellation made within 2 weeks of expected arrival.

Changes to Reservation: No credit for late arrivals or early departures. Changes made without 4 weeks notice cannot be credited.

Check In: Arrival begins at 10am, reservation includes lunch (Summer season only)

Visa MC Discover AmEx

Reservations made in 2025 must be confirmed by Feb 1st, 2026

SUMMER SEASON • JULY 3rd - August 31st • 3 NIGHT PACKAGES ONLY Friday Lunch - Monday Breakfast

Group #1 - \$499 | Group #2 - \$478 | Group #3 - \$460

All rates are PER PERSON, and do not include 8% NYS sales tax or gratuities. All rates INCLUDE 3 MEALS DAILY, FREE WIFI, and most onsite activities and entertainment.
Rate based on 2 adults in a room.
3rd or 4th adult in the room pays 20% off of rate listed.

CHILDREN'S RATES (3 nights)

3 and Younger	FREE
4-12 Years Old	\$121
13-17 Years Old	\$205

*Rates based on Children occupying room with 2 Adults

*****3% FEE FOR PAYMENT WITH
CREDIT/DEBIT CARD ON ALL RESERVATIONS*****

Summertime DINING at BAUMANN'S BROOKSIDE

Join us in our country dining room for three homemade meals every day. Table service by our waitstaff make meals effortless for our guests. Breakfast made to order, lunch and supper served family style. We utilize local produce as much as possible and fresh, homemade food is our priority. See our website for further details.

Breakfast 8-9am

Saturday and Monday, Eggs made to order- omelets, fried, boiled, egg sandwiches, bacon, sausage, home fries, toast, bagels, waffles.

Sunday, Pancakes and French toast, scrambled and boiled eggs, sausage, toast, bagels, waffles.

Lunch 12:30pm

Picnic Outdoors, Country Pork Chops, Roast Beef.

Supper 6:00pm

Italian MB & Sausage,
Steak BBQ Outdoors, Goulash

Day Rate: \$75pp. Includes 3 meals.

