



Vendor Rate Sheet

Rates as of	1/20/25	
Room Tax	12%	Not included in rates, must be added
Commission Rate	Chalets: 10%	Events: 5%

BlueWater BaseCamp

36474 Basecamp Ct
Chugiak, AK 99567
907-931-8143

2025								
Summer			Winter		Holiday			
June 1 - Sept 15			Jan 1-May 31, Sept 15-Dec 31		Nov 26-Dec 1, Dec 20-Jan 5			
Small Chalets	Sleeps		Retail Price	Net Price	Retail Price	Net Price	Retail Price	Net Price
01 Pepper Peak (Walk-In)	2	Week day	\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
		Week end	same		\$ 235.00	\$ 211.50	same	
02 The Mitre (Walk-In)	2	Week day	\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
		Week end	same		\$ 235.00	\$ 211.50	same	
03 Bashful Peak (Walk-In)	2	Week day	\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
		Week end	same		\$ 235.00	\$ 211.50	same	
04 Ranger's Roost (Walk-In)	2 	Week day	\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
		Week end	same		\$ 235.00	\$ 211.50	same	
05 The Hideaway (Drive-up)	2 	Week day	\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
		Week end	same		\$ 235.00	\$ 211.50	same	

Large Chalets	Sleeps		Retail Price	Net Price	Retail Price	Net Price	Retail Price	Net Price
06 Bountiful Peak (Drive-up)	6 	Week day	\$ 410.00	\$ 369.00	\$ 310.00	\$ 279.00	\$ 335.00	\$ 301.50
		Week end	same		\$ 335.00	\$ 301.50	same	
07 Twin Peaks (Drive-up)	6 	Week day	\$ 410.00	\$ 369.00	\$ 310.00	\$ 279.00	\$ 335.00	\$ 301.50
		Week end	same		\$ 335.00	\$ 301.50	same	
08 Bold Peak (Drive-up)	6 	Week day	\$ 410.00	\$ 369.00	\$ 310.00	\$ 279.00	\$ 335.00	\$ 301.50
		Week end	same		\$ 335.00	\$ 301.50	same	

Event Venue	Usage		Retail Price	Net Price	Retail Price	Net Price	Retail Price	Net Price
Gathering House	~75	12hr Rental 	Starting at \$1000		Starting at \$800		Starting at \$800	
Property Buy-Out	~75 / 28	2 night min.  	Starting at \$ 6,750.00	\$ 6,412.50	Starting at \$ 5,250.00	\$ 4,987.50	Starting at \$ 5,750.00	\$ 5,462.50

	Handicap Accessible
	Dog Friendly

2026					
Summer		Winter		Holiday	
May 15 - Sept 15		Jan 1-May 15, Sept 15-Dec 31		Nov 25-Nov 30, Dec 19-Jan 3	
Retail Price	Net Price	Retail Price	Net Price	Retail Price	Net Price
\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
same		\$ 235.00	\$ 211.50	same	
\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
same		\$ 235.00	\$ 211.50	same	
\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
same		\$ 235.00	\$ 211.50	same	
\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
same		\$ 235.00	\$ 211.50	same	
\$ 310.00	\$ 279.00	\$ 210.00	\$ 189.00	\$ 235.00	\$ 211.50
same		\$ 235.00	\$ 211.50	same	

Retail Price	Net Price	Retail Price	Net Price	Retail Price	Net Price
\$ 425.00	\$ 382.50	\$ 315.00	\$ 283.50	\$ 345.00	\$ 310.50
same		\$ 345.00	\$ 310.50	same	
\$ 425.00	\$ 382.50	\$ 315.00	\$ 283.50	\$ 345.00	\$ 310.50
same		\$ 345.00	\$ 310.50	same	
\$ 425.00	\$ 382.50	\$ 315.00	\$ 283.50	\$ 345.00	\$ 310.50
same		\$ 345.00	\$ 310.50	same	

Retail Price	Net Price	Retail Price	Net Price	Retail Price	Net Price
Starting at \$1200		Starting at \$1000		Starting at \$1000	
Starting at \$ 6,950.00	\$ 6,602.50	Starting at \$ 5,450.00	\$ 5,177.50	Starting at \$ 5,950.00	\$ 5,652.50

Sq ft	Beds	Amenities
		Cleaning Included in All Rates
256	Queen (1)	Full Bathroom, Kitchenette: Mini Fridge, Microwave, 2 Burner Stove, Coffee Maker, Cooking Supplies, Dishes, Reading Loft
256	Queen (1)	Full Bathroom, Kitchenette: Mini Fridge, Microwave, 2 Burner Stove, Coffee Maker, Cooking Supplies, Dishes, Reading Loft
256	Queen (1)	Full Bathroom w Tub, Kitchenette: Mini Fridge, Microwave, 2 Burner Stove, Coffee Maker, Cooking Supplies, Dishes
256	Queen (1)	Full Bathroom w Tub, Kitchenette: Mini Fridge, Microwave, 2 Burner Stove, Coffee Maker, Cooking Supplies, Dishes
256	Queen (1)	Full Bathroom w Tub, Kitchenette: Mini Fridge, Microwave, 2 Burner Stove, Coffee Maker, Cooking Supplies, Dishes

		Cleaning Included in All Rates
792	Queen (3)	1st Flr Handicap Accessible, Full Bathroom w Roll-in Shower, Sleeping Loft, Kitchen: Range, Fridge, Microwave, Coffee Maker, Cooking Supplies, Dishes
792	Queen (3)	1st Flr Handicap Accessible, Full Bathroom w Roll-in Shower, Sleeping Loft, Kitchen: Range, Fridge, Microwave, Coffee Maker, Cooking Supplies, Dishes
792	Queen (3)	1st Flr Handicap Accessible, Full Bathroom w Roll-in Shower, Sleeping Loft, Kitchen: Range, Fridge, Microwave, Coffee Maker, Cooking Supplies, Dishes

		Cleaning Included in All Rates
1536		75 Chairs, various table/chair arrangements, caterer's kitchen, handicap accessible, 2 bathrooms, outdoor lawn, outdoor patio, bridal loft.
5 acres	Queen (14)	Exclusive use of the property, 8 Chalets, 3 common lawns, 75 Chairs, various table/chair arrangements, caterer's kitchen, handicap accessible, 2 bathrooms, outdoor venue, outdoor patio, Bridal Loft, 2 RV parking, 4 tent spaces.