



Pricing *WV*
BROCHURE

Wedding Venue in Windham, New York

A Guide to Your **PERFECT DAY**

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Welcome to **WINDHAM MANOR**

Just a two-and-a-half-hour drive from the bustling heart of New York City and an hour from New York State's capital of Albany, the town of Windham is ideally situated in the picturesque Northern Catskill Mountains, offering a serene escape while remaining conveniently accessible.

Where better to create a stunning space for weddings and events? In 2018, that's exactly what owners Susan and Barry Smith set out to do.

Today, The Smiths have created the premiere venue in The Catskills, an establishment that has hosted hundreds of incredible weddings, corporate retreats, birthdays, anniversaries, conferences, and celebrations of all kinds.

Susan and Barry also have a heart for supporting other local businesses. They have created a symbiotic relationship between Windham Manor and the town of Windham, intentionally outsourcing all their event services - from lodging and catering to security and entertainment - to local companies and individuals. Windham Manor truly is a labor of love.



Our SPACES



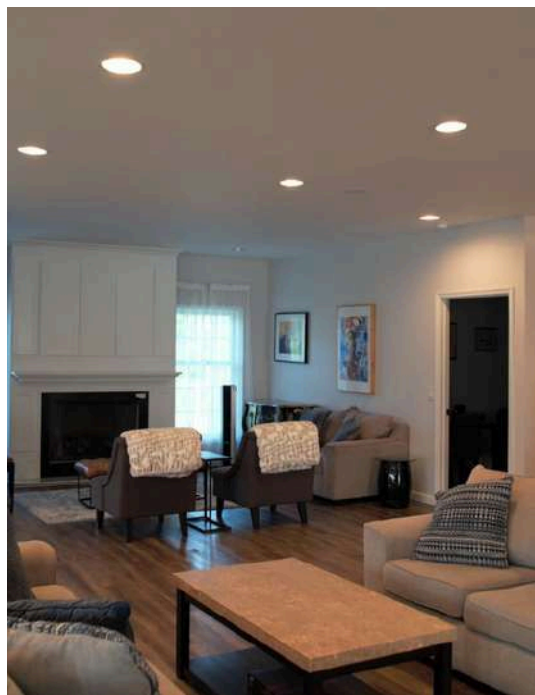


The HOUSE

A one-of-a-kind experience in the 'Gem of the Catskills' awaits you at this spectacular Windham estate.

This Victorian mansion sits on a 45-acre property lined with beautiful trees and stunning views of the Catskill Mountains. With 12 guest suites, Windham Manor can accommodate your family and friends! Not only can the Manor house 28+ guests, but it also boasts a chef's kitchen, an on-site gym, a full-service spa (by appointment only), multiple fire pits, a wraparound porch, complimentary wifi, multiple fireplaces, central air, private bathrooms, flat-screen TVs in every bedroom, and more!

It's also a great space to host rehearsal dinners, farewell breakfasts, and after-parties!





The BARN

This high-end event venue is the pride and joy of Windham Manor. Constructed from the ground up in 2019 to hold 300+ guests, it is a space to create life-long memories inside its posts and beams. The Barn at Windham Manor is truly breathtaking.

Just a few of the incredible details:

Climate control features

A grand, stone fireplace

Private bridal suites

Coat-check area

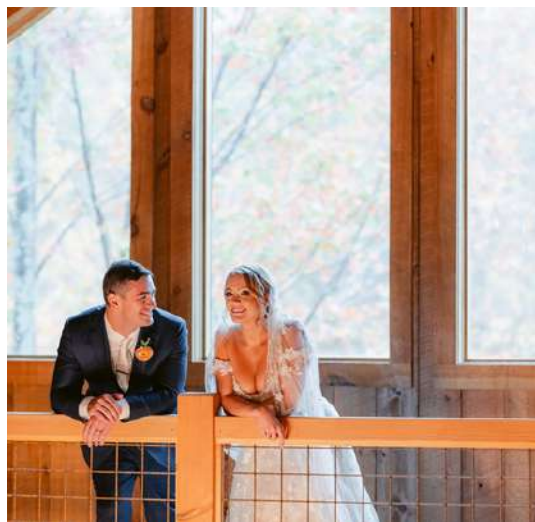
Indoor catwalk running the perimeter of the barn

Outdoor balcony (for dreamy pictures overlooking the mountains!)

Natural edge cherry wood 20 foot custom bar, and two additional indoor/outdoor 12 foot rolling bars

High end farm tables and chairs included

Heated outdoor patio





The LAWN

The Lawn overlooks the mountains and a beautiful pond with a fountain, treating guests to fresh alpine air and idyllic scenery. A beautiful place for ceremonies, cocktail hour, and lawn games.





The ENCHANTED FOREST

The Enchanted Forest is, in a word, *magical*.

A short path into the woods brings one to wooden benches ready to seat guests, a babbling brook, and pines as far as the eye can see- keeping the temperature for those gathered comfortable all year round.



Pricing PACKAGES



The Barn

The barn is approximately 10,000-sq-ft. and can accommodate 300+ guests.

The barn features: a private bridal party suite, AC and heat, restrooms, a stone fireplace, oversized bar, a large partially covered outdoor patio, and farm tables and chairs for 150 guests (\$10 per person over 150) Plus a Décor package.

MAY TO OCTOBER

DAYS	2025 RATES	2026 RATES	2027 RATES
Friday, Saturday & Sunday weekend events	\$22,000*	\$23,000*	\$26,000*
Sunday & non-holiday mid-week single day events	\$16,000*	\$18,000*	\$20,000*

DECEMBER TO MARCH

DAYS	2025 RATES	2026 RATES	2027 RATES
Friday, Saturday & Sunday weekend events	\$18,000*	\$19,000*	\$20,000*
Sunday & non-holiday mid-week single day events	\$13,000*	\$15,000*	\$16,000*

APRIL & NOVEMBER

DAYS	2025 RATES	2026 RATES	2027 RATES
Friday, Saturday & Sunday weekend events	\$16,000*	\$17,000*	\$18,000*
Sunday & non-holiday mid-week single day events	\$11,000*	\$13,000*	\$14,000*

**Price may vary based on intended use / *multi-day discount available*

The House

The Victorian estate is 11,000-sq-ft and can accommodate 28**-over-night guests. The home features: 12 private bedrooms, a full chef's kitchen and dining areas, a gym, a full spa and salon, and more!

DAYS	2025 RATES	2026 RATES	2027 RATES
Full Weekend Rental: 4 days and 3 nights <i>The house is rented as a full rental and not per room and is required on all weekend events.</i>	\$12,000*	\$12,000*	\$14,000*
Single Day events (Sunday-Wed) one night stay	\$4,200*	\$4,200*	\$5,000*
HOUSE MANAGER FEE			
Weekend	+\$2,000	+\$2,500	+\$2,500

**Overnight accommodations are subject to an 8% tax per New York state guidelines.*

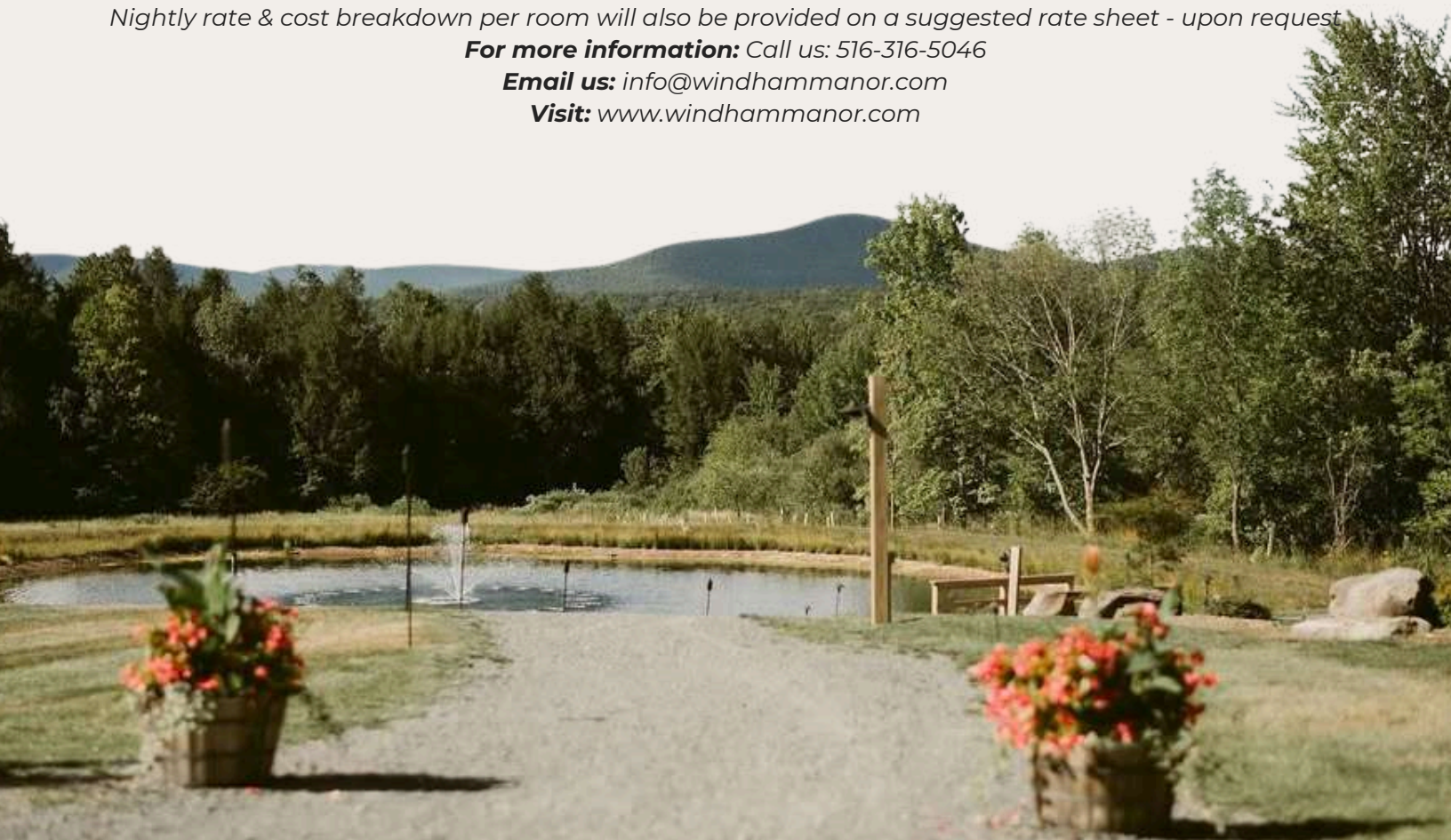
***5 twin sleeper chairs.*

Nightly rate & cost breakdown per room will also be provided on a suggested rate sheet - upon request

For more information: Call us: 516-316-5046

Email us: info@windhammanor.com

Visit: www.windhammanor.com







Save THE DATE

Book a Tour!

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