

Residential  
3055709 Active94 PIER 31  
Camdenton, MO 65020List\$105,300 

<b>County:</b> Camden	<b>Area:</b> F	<b>Prop Loc:</b> Country/Offshore
<b>MM Area:</b>	<b>MM#:</b>	<b>Subdivision:</b>
<b>Gar Spcs:</b>	<b>WtrFrnt Ft:</b>	<b>Lot Size:</b> 80X150
<b>Apx. Yr. Blt:</b> 1970-1977	<b>Yr. Remod:</b>	<b>Apx. Acres:</b>
<b>Bedrooms:</b> 4	<b>Full Baths:</b> 3	<b>Half Baths:</b> 0
<b>Total Baths:</b> 3	<b>Rd Frnt:</b> 80	<b>School Dist:</b> Camdenton
<b>Apx SQFT:</b> 1,775	<b>PWC Slip:</b>	<b>Water:</b> Community Water
<b>PWC Slip Y/N:</b>	<b>PWC Lift:</b>	<b>Sewer:</b> Central Sewer
<b>Lgs Slip:</b>	<b># Slips:</b>	<b>Fuel:</b> Electric
<b>Foreclosure:</b>		

<b>Zoning:</b> Residential	<b>Foundation:</b> Crawl	<b>Dock Y/N:</b>	<b>Encapsulated Y/N:</b>
<b>Roof:</b> Composition	<b>Color:</b> Brick	<b>Dock Permit Y/N:</b>	<b>Seawall Permit Y/N:</b>

**Public Remarks:** GREAT LOCATION IN ESTABLISHED NEIGHBORHOOD, CLOSE TO TOWN AND SHOPPING. MANY NEWER UPGRADES - WINDOWS, DOORS, HEATING AND AIR. LAMINATE FLOORS IN DINING AND ALL NEW KITCHEN. FENCED YARD, STORAGE BUILDING, LARGE BACK DECK WITH BUILT-IN SEATING. FOURTH BEDROOM COULD BE LARGE FAMILY ROOM.

**FEATURES**

**Int Features:** Attic Fan , Ceiling Fan(s) , Furnished-No , Walk-In Closet , Window Treatments  
**Ext Features:** Deck , Fence , Storage Shed  
**Dock:**  
**Appliances:** Dishwasher , Garbage Disposal  
**Rooms:**  
**Possible Use:** Residential  
**Exterior Const:** Brick , Wood Siding  
**AC:** Central Air  
**Garage Type:**  
**Prop Feature:** Agreements Sewage , Agreements Water , Level , Telephone  
**Street Const:**  
**Assmt Inc:** Sewer , Water  
**Style:** 1 Story , Ranch  
**Heating:** Forced Air Elec.  
**Driveway:** Blacktop  
**Financing:** Cash , Conventional  
**Fireplace:**  
**Water Front:**

**ROOMS**

ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL
Living Rm:	Main	Family Rm:		Master BR:	Main	Bath 1:	Main
Dining RM:	Main	Den/Office:		BDRM 2:	Main	Bath 2:	Main
Kitchen:	Main	Utility Rm:		BDRM 3:	Main	Bath 3:	Main
Laundry:	Main	Other:		BDRM 4:	Main		
One Level Living:	Main						

**Included:** DISHWASHER,STORAGE SHED,ATTIC FAN**Not Included:** -

<b>Spec. Assmt. Year:</b>	<b>Assmt. Year:</b> 2008	<b>Taxes:</b> \$339.21
<b>Spec. Assmt.:</b>	<b>Assmt. Fee:</b> \$380	<b>Tax Yr:</b> 2008
<b>Spec. Assmt. Per:</b>	<b>Assmt. Per:</b> Year	<b>Tax:</b>
<b>Ownership:</b> Single Family	<b>Survey on File:</b>	<b>Parcel #:</b> 136.014.0000.0002015
<b>Investment:</b>		

**Legal Desc:** LOT 15 FOHN'S SHADY ACRES**PREPARED BY****Prepared by:** KARALEE EVANS

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CAMDENTON, MO 65020

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**Agent Website:** -**Company Website:** [www.lakeinnovative.com](http://www.lakeinnovative.com)

- - - These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. - - -

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