

Residential **398 MYERS ROAD** **List \$389,000**
3064910 Active **Linn Creek, MO 65052**



County: Camden	Area: F	Prop Loc: Lake Front
MM Area: Linn Creek	MM#: 31	Subdivision:
Gar Spcs: 1	Apx WtrFrnt Ft: 220	Lot Size: 2 ACRES
Apx. Yr. Blt: 1960-1969	Yr. Remod:	Apx. Acres: 2.00
Bedrooms: 2	Full Baths: 2	Half Baths: 0
Total Baths: 2	Rd Frnt:	School Dist: Camdenton
Apx SQFT: 1,626	PWC Slip:	Water: Private Well
PWC Slip Y/N:	PWC Lift:	Sewer: Septic
Lgs Slip:	# Slips:	Fuel: Electric
Foreclosure: No	Lien Holder Appr. Req.: No	

Zoning: Residential	Foundation: Poured Full	Dock Y/N: No	Encapsulated Y/N:
Roof: Architect/Shingle	Color: Cream	Dock Permit Y/N: No	Seawall Permit Y/N: No

Public Remarks: 220 FEET OF LAKEFRONT, 2 ACRES WITH OLDER MAIN LEVEL LIVING HOME. LEVEL ENTRY TO HOME. IDEAL "Y" ROAD LOCATION. HOME NEEDS UPDATING BUT VIEW IS TO DIE FOR. NEIGHBOR'S HOME IS ALSO LISTED - MLS# 3063782

FEATURES

Int Features: Fixer Upper , Furnished-No , Partial Basement , Security System , Storm Doors , Tile Floors , Vaulted Ceilings , Walk-In Closet , Window Treatments
Ext Features: Deck , Fixer Upper , Patio , Screened Porch
Dock:
Appliances:
Rooms: Bonus Room , Great Room , Mud Room , Storage
Possible Use: Development , Residential
Exterior Const: Wood Siding
AC: Central Air
Garage Type: 1 Car , Detached , Door Opener(s)
Prop Feature: Acreage Wooded , Moderate
Street Const: Blacktop , Gravel
Assmt Inc:
Style: 1.5 Story
Heating: Forced Air Elec.
Driveway: Gravel
Financing: Cash , Conventional
Fireplace: 1
Water Front: Boat Ramp , Cove Location , Main Channel

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:	Main	BDRM 2:	Lower	Bath 2:	Lower
Kitchen:	Main	Utility Rm:		BDRM 3:		Bath 3:	
Laundry:	Main	Other:		BDRM 4:			




One Level Living:

Included: -
Not Included: FURNITURE AND PERSONAL ITEMS

Spec. Assmt. Year:	Assmt. Year:	Taxes: \$900.00
Spec. Assmt.:	Assmt. Fee: \$	Tax Yr: 2008
Spec. Assmt. Per:	Assmt. Per:	Tax:
Ownership: Single Family	Survey on File:	Parcel #:

Legal Desc: PT E 1/2 LOT 2 NW BEG. 810' W & 820' S AND PT E 1/2 LOT 2 NW BEG. 512 S OF NE COR. NW NWT
 - - - These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. - - -
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