

Residential  
3066581 Active7 W LAKEVIEW ACRES ROAD  
Camdenton, MO 65020List \$199,900 

<b>County:</b> Camden	<b>Area:</b> G	<b>Prop Loc:</b> Lake Front
<b>MM Area:</b> Big Niangua	<b>MM#:</b> 9	<b>Subdivision:</b> Lakeview Acres
<b>Gar Spcs:</b>	<b>Apx WtrFrnt Ft:</b> 130	<b>Lot Size:</b> 130X235X120X213
<b>Apx. Yr. Blt:</b> 1950-1959	<b>Yr. Remod:</b> 1974	<b>Apx. Acres:</b>
<b>Bedrooms:</b> 2	<b>Full Baths:</b> 1	<b>Half Baths:</b> 0
<b>Total Baths:</b> 1	<b>Rd Frnt:</b> 120	<b>School Dist:</b> Camdenton
<b>Apx SQFT:</b> 1,200	<b>PWC Slip:</b> 2	<b>Water:</b> Private Well
<b>PWC Slip Y/N:</b> Yes	<b>PWC Lift:</b> 2	<b>Sewer:</b> Septic
<b>Lgs Slip:</b> 10 X 28	<b># Slips:</b> 2	<b>Fuel:</b> Multiple Fuel
<b>Foreclosure:</b> No	<b>Lien Holder Appr. Req.:</b> No	

<b>Zoning:</b> Residential	<b>Foundation:</b> Block Concrete	<b>Dock Y/N:</b>	<b>Encapsulated Y/N:</b> Yes
<b>Roof:</b> Architect/Shingle	<b>Color:</b> White	<b>Dock Permit Y/N:</b> Yes	<b>Seawall Permit Y/N:</b> Yes

**Public Remarks:** THIS IS IT! THE PERFECT LAKE STARTER HOME OR CONDO ALTERNATIVE WITH A BEAUTIFUL VIEW. BEDS TO SLEEP AT LEAST 10 AND ROOM FOR 4 MORE. GENTLE, SOUTH FACING FRONTAGE, BIG LOT, FURNISHED. COVERED DECK WITH A HOT AND COLD WATER SHOWER. OWNERS HAVE BEEN ENTERTAINING HERE FOR 17 YEARS. YOU'RE GONNA LOVE IT. 2 WELL CONCRETE DOCK - 1 BOAT LIFT AND 2 PWC LIFTS. SUNNING DECK AT LAKESIDES EDGE. HOME WARRENTY INCLUDED.

## FEATURES

<b>Int Features:</b> Furnished-Yes	<b>Style:</b> 1 Story
<b>Ext Features:</b> Deck , Deck-Covered , Storage Shed	<b>Heating:</b> Combination
<b>Dock:</b> 2 Well , Boat Hoist 1 , Electric	<b>Driveway:</b> Blacktop
<b>Appliances:</b> Microwave , Refrigerator , Stove	<b>Financing:</b> Cash , Conventional
<b>Rooms:</b>	<b>Fireplace:</b>
<b>Possible Use:</b> Residential	<b>Water Front:</b> Main Channel , Seawall Concrete , Seawall Rip Rap
<b>Exterior Const:</b> Block , Wood Siding	
<b>AC:</b> Wall Unit(s)	
<b>Garage Type:</b> Room to Build	
<b>Prop Feature:</b> Gentle , Telephone , View	
<b>Street Const:</b> Blacktop	
<b>Assmt Inc:</b>	

## 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:	
Kitchen:	Main	Utility Rm:		BDRM 3:		Bath 3:	
Laundry:		Other:		BDRM 4:			
One Level Living:							

**Included:** AS SHOWN  
**Not Included:** WEED EATER AND MOWER IN SHED

<b>Spec. Assmt. Year:</b>	<b>Assmt. Year:</b>	<b>Taxes:</b> \$710.11
<b>Spec. Assmt.:</b>	<b>Assmt. Fee:</b> \$	<b>Tax Yr:</b> 2009
<b>Spec. Assmt. Per:</b>	<b>Assmt. Per:</b>	<b>Tax:</b>
<b>Ownership:</b> Single Family	<b>Survey on File:</b>	<b>Parcel #:</b> 134.020.0000.0002017.000

**Legal Desc:** BLOCK 1 LOT 8 LAKEVIEW ACRES SUBD CAMDEN CO

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---- Information herein deemed reliable but not guaranteed ----

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## PREPARED BY

**Prepared by:** KARALEE EVANS**Innovative Real Estate****PO Box 1205****853 E Hwy 54****CAMDENTON, MO 65020****Email :** inno@usmo.com**Direct Ph# :** (573) 346-7370**Cell Ph# :** (573) 280-5284**Fax Ph# :** (573) 346-1762

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