

Residential **200 ARBOR GLEN DRIVE** **List \$229,500**
3070244 Active **Camdenton, MO 65020**



County:	Camden	Area:	G	Prop Loc:	Lake Front
MM Area:	Big Niangua	MM#:	13	Subdivision:	
Gar Spcs:	3	Apx WtrFrnt Ft:	96	Lot Size:	
Apx. Yr. Blt:	1982	Yr. Remod:		Apx. Acres:	1.20
Bedrooms:	4	Full Baths:	2	Half Baths:	1
Total Baths:	3	Rd Frnt:		School Dist:	Camdenton
Apx. Tot. Sqft:	2,050	PWC Slip:		Water:	Private Well
Apx Fin Sqft:		Apx. UFin. Sqft:		Sewer:	Septic
PWC Slip Y/N:		PWC Lift:		Fuel:	Electric
Lgs Slip:	10 X 24	# Slips:	2	Lien Holder Appr. Req.:	No
Foreclosure:	No				

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

Public Remarks: WIDOW/OWNER READY TO MOVE NOW! PRICED SO YOU CAN UPDATE TO SUIT YOUR STYLE, THIS BIG NIANGUA LAKEFRONT HOME'S AMENITIES INCLUDE: A PRIVATE BOAT RAMP, 2 WELL DOCK W/1 HOIST,WALK-IN BEACH,LEVEL ACCESS TO HOME AND LAKE, LOTS OF STORAGE, NEWER ROOF,3CAR GARAGE,AND LAKESIDE DECK WIRED FOR HOT TUB. LAKEVIEW LOFT CURRENTLY BEING USED AS 5TH BEDROOM.

FEATURES

Int Features: Ceiling Fan(s) , Furnished-No , Vaulted Ceilings , Walk-In Closet , Window Treatments
Ext Features: Deck
Dock: 2 Well , Boat Hoist 1 , Dock Covered , Electric , Sink , Swim Pltfrm Attached
Appliances: Cooktop , Dishwasher , Garbage Disposal , Microwave , Other , Oven-Wall , Refrigerator , Water Soft. Owned
Rooms: Loft

Possible Use:	Residential	Style:	2 Story
Exterior Const:	Cedar	Heating:	Heat Pump
AC:	Central Air	Driveway:	Concrete
Garage Type:	3 Car , Attached , Door Opener(s)	Financing:	Cash , Conventional
Prop Feature:	Gentle , Level , View	Fireplace:	Insert , Stone , Wood Burning
Street Const:	Blacktop	Water Front:	Boat Ramp , Main Channel
Asmt Inc:			

ROOMS

ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL
Living Rm:	Main	Family Rm:		MBR w/o Bath:	Main	Bath 1:	Main
Dining RM:	Main	Den/Office:		MBR w/Bath:		Bath 2:	Main
Kitchen:	Main	Utility Rm:		BDRM 2:	Main	Bath 3:	Upper
Laundry:	Main	Other:		BDRM 3:	Upper		
One Level Living:	Main			BDRM 4:	Upper		
OTHER	Upper						





Included: COOKTOP,FRIG,GARBAGE DISP,DISHWASHER,2 WELL DOCK,1 HOIST
Not Included: WASHER, DRYER

Spec. Assmt. Year:		Assmt. Year:		Taxes:	\$1,302.64
Spec. Assmt.:		Assmt. Fee:	\$	Tax Yr:	2009
Spec. Assmt. Per:		Assmt. Per:		Parcel #:	138.027.0000.0004019.000
Ownership:	Fee Simple	Survey on File:			

Legal Desc: PT SE 1/4, NW 1/4, S27 T38N R17W CAMDEN CO

---- These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. ----
 ---- Information herein deemed reliable but not guaranteed ----
 Copyright 2011 Lake Of The Ozarks Board of Realtors, Bagnell Dam Association of Realtors 11/10/2011 02:26 PM

PREPARED BY

  	Prepared by: KARALEE EVANS Innovative Real Estate PO Box 1205 853 E Hwy 54 CAMDENTON, MO 65020	Email : kevans@lakeinnovative.com Direct Ph# : (573) 346-7370 Cell Ph# : (573) 280-5284 Fax Ph# : (573) 346-1762		
	Agent Website: _			Company Website: www.lakeinnovative.com