

Residential **200 ARBOR GLEN DRIVE** **List \$329,500**
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 SQFT: 2,050	PWC Slip:	Water: Private Well
PWC Slip Y/N:	PWC Lift:	Sewer: Septic
Lgs Slip: 10 X 24	# Slips: 2	Fuel: Electric
Foreclosure: No	Lien Holder Appr. Req.: 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: WELL KEPT LAKE HOME IN WONDERFUL LOCATION CLOSE TO TOWN WITH 96' OF BIG NIANGUA FRONTAGE. PRIVATE BOAT RAMP, 2 WELL DOCK, LEVEL INTO HOME AND TO THE LAKE. SPACIOUS LIVING FOR THE WHOLE GANG. NEW ROOF, 3 CAR GARAGE, LOTS OF PARKING, BEACH AND LOVELY LAKESIDE DECK WIRED FOR A HOT TUB. PERFECT FOR ENTERTAINING AND READY TO MOVE INTO. ARBOR GLEN DRIVE WILL EVENTUALLY BE GATED. 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
Assmt Inc:	

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:	Upper	Bath 3:	Upper
Laundry:	Main	Other:		BDRM 4:	Upper		
One Level Living:	Main						
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:	
Ownership: Single Family	Survey on File:	Parcel #: 138.027.0000.0004019.000

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

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