

Villa/Townhome (Common Wall)
3520148 Active

36 Ledgeview Dr
Camdenton, MO 65020

List: \$339,900



County:	Camden	MM Area:	
School:	Camdenton	MM #:	
Subdivision:	Old Kinderhook	Area:	G
Yr Blt:	2019	Acres:	
Lot Dim:	71x153x67x152	LakeFmt:	
Location:	Golf Course	Rd Fmt:	
# Gar Spc:	2	F/H Bath:	3/0
1 Lvl Liv:	Yes	Tot Bath:	3
Apx SF/Src:	3,174/Floor Plans/Blueprints		
Apx Fin SF:	2,467	Apx UnF SF:	707
Foreclosure:	No	Lien Holder Appr Req:	No
Internet Provider:	Wisper		
Roof:		Fuel:	Electric
Water:	Community Water	Sewer:	On-Site Treatment

Remarks: **The "Villas at Ledgeview" are now complete. We have 5 units available, all lining the 12th fairway at Old Kinderhook Golf Resort. Whether your looking to be full-time or part-time, with an option to jump into our lodging program, you'll be more that happy with the elegant charm of these spacious and quality built units. Boat slips are available thru the developer. Our marina is located literally 30 seconds away by golf cart. As a property owner you'll receive discounts at all three dining venues as well as the ice rink, which is set to open at the end of November. Old Kinderhook also features 4 swimming pools, tennis, full service spa, 2 fitness centers and of course golf on this Tom Weiskopf signature design. Memberships to the club are also available thru the developer. We have 3 bedroom and 4 bedroom units available. Come see what you've been missing at one of the premiere resorts at "Lake of the Ozarks". Photos are of similar property next door.**

Features

Style:	Walkout Lower Level	Ext Const:	Cement Board Siding, Cultured Stone, Stucco
Possible Use:		AC:	Central Air
Heating:	Forced Air Electric		
Drive/Pkg:	Concrete		
Garage/Pkg:	2 Car, Attached		
St Const:	Blacktop/Asphalt		
Subdiv:	Boat Ramp, Boat Trailer Parking, Club House, Community Pool, Data Or Internet, Dog Park, Exercise Or Workout Room, Gated Community, Other, Road Maintenance, Satellite TV, Security, Sewer, Tennis Courts, Trash, Water/Well		
Assmt Inc:	Other, Road, Sewer, Trash, Water, Yard Maintenance		
Foundation:	Poured	Basement:	

Rooms

Room	Level	Room	Level	Room	Level
MBR w/ Bath	Main	Bedroom	Main	Bathroom	Main
Kitchen	Main	Living Room	Main	Laundry	Main
Bedroom	Lower	Bathroom	Lower	Family Room	Lower
Storage	Lower				

Included: **Fridge, stove, microwave, dishwasher**

Directions: **Hwy 54 to LR 54-80 to main gate Old Kinderhook. First right on Country Ridge Dr follow to right turn on Ledgeview Dr. Unit is on the right**

Legal: **All of lot 7-02, plat 13, Old Kinderhook Subdivision**

Assmt Fee:	\$428.00	Spec Assmt:	\$0.00	Annl Taxes:	\$400.00	Ownership:	Fee Simple
Assmt Per:	Quarter	Spc Assm Per:		Tax Year:	2018	Survey:	Yes
Assmt Year:	2019	Spc Assmt Yr:		Zoning Cd:			
Parcel #:	1380280000003251001	Zoning Tp:	Pud				

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

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