

Villa/Townhome (Common Wall)  
 3520087 Active

38 Ledgeview Dr  
Camdenton, MO 65020

List: \$349,900



County:	<b>Camden</b>	MM Area:	
School:	<b>Camdenton</b>	MM #:	
Subdivision:	<b>Old Kinderhook</b>	Area:	<b>G</b>
Yr Blt:	<b>2019</b>	Acres:	
Lot Dim:	<b>49x152x98x159</b>	LakeFmt:	
Location:	<b>Golf Course</b>	Rd Fmt:	
# Gar Spc:	<b>2</b>	F/H Bath:	<b>3/0</b>
1 Lvl Liv:	<b>Yes</b>	Tot Bath:	<b>3</b>
Apx SF/Src:	<b>3,174/Floor Plans/Blueprints</b>		
Apx Fin SF:	<b>2,967</b>	Apx UnF SF:	<b>207</b>
Foreclosure:	<b>No</b>	Lien Holder Appr Req:	<b>No</b>
Internet Provider:	<b>Wisper</b>		
Roof:		Fuel:	<b>Electric</b>
Water:	<b>Community Water</b>	Sewer:	<b>On-Site Treatment</b>

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 4 bedroom and 3 bedroom units available. Come see what you've been missing at one of the premiere resorts at "Lake of the Ozarks".**

Features

Style:	<b>Walkout Lower Level</b>	Ext Const:	<b>Cement Board Siding, Cultured Stone, Stucco</b>
Possible Use:		AC:	<b>Central Air</b>
Heating:	<b>Forced Air Electric</b>		
Drive/Pkg:	<b>Concrete</b>		
Garage/Pkg:	<b>2 Car, Attached</b>		
St Const:	<b>Blacktop/Asphalt</b>		
Subdiv:	<b>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</b>		
Assmt Inc:	<b>Other, Road, Sewer, Trash, Water, Yard Maintenance</b>		
Foundation:	<b>Poured</b>	Basement:	

Rooms

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

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 7-01, plat 13, Old Kinderhook Subdivision**

Assmt Fee:	<b>\$428.00</b>	Spec Assmt:	<b>\$0.00</b>	Annl Taxes:	<b>\$400.00</b>	Ownership:	<b>Fee Simple</b>
Assmt Per:	<b>Quarter</b>	Spc Assm Per:		Tax Year:	<b>2018</b>	Survey:	<b>Yes</b>
Assmt Year:	<b>2019</b>	Spc Assmt Yr:		Zoning Cd:			
Parcel #:	<b>1380280000003251000</b>	Zoning Tp:	<b>Pud</b>				

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

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