

Single Family Detached  
3519398 Active

4 Lark Spur Rd  
Camdenton, MO 65020

List: \$469,900



County:	<b>Camden</b>	MM Area:	
School:	<b>Camdenton</b>	MM #:	
Subdivision:	<b>Old Kinderhook</b>	Area:	<b>G</b>
Yr Blt:	<b>1999</b>	Yr Rem/Updt:	<b>2015</b>
Remod/Updt:	<b>Updated</b>	Acres:	
Lot Dim:	<b>116x86x105x122</b>	LakeFmt:	
Location:	<b>Golf Course</b>	Rd Fmt:	
# Gar Spc:	<b>3</b>	Bed:	<b>4</b>
1 Lvl Liv:	<b>Yes</b>	F/H Bath:	<b>3/1</b>
Apx SF/Src:	<b>4,310/County Records</b>	Tot Bath:	<b>4</b>
Apx Fin SF:	<b>4,060</b>	Apx UnF SF:	<b>250</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: **This beautifully landscaped treasure is located adjacent to the 14th green at Old Kinderhook Golf Resort. Walk or drive your new golf cart, included in the purchase price, to the clubhouse, swimming pool, fitness center, spa, or the Trophy Room restaurant all of which help to make up this stunning gated community here at "Lake of the Ozarks". A fourth bedroom, with walk out access to the lower level patio, is only a closet away from being compliant. Owners have worked hard to get this one ready. Roof, windows, landscaping, hardwood floors, interior & exterior paint, HVAC system, insulation and water softening system have all been replaced within the last 4 years. New carpet has just been added in the living room. Golf membership initiation fee, as well as the golf cart, are included in the purchase price. Come give this one a look. You'll be glad you did!!**

Features

Style:	<b>Walkout Lower Level</b>	Ext Const:	<b>Stucco</b>
Possible Use:		AC:	<b>Central Air</b>
Heating:	<b>Electric Heat Pump, Forced Air Electric</b>		
Drive/Pkg:	<b>Concrete</b>		
Garage/Pkg:	<b>3 Car</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>MBR w/ Bath</b>	<b>Main</b>	<b>Bathroom</b>	<b>Main</b>
<b>Kitchen</b>	<b>Main</b>	<b>Dining Area</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>Bonus Room</b>	<b>Lower</b>	<b>Storage</b>	<b>Lower</b>	<b>Utility Room</b>	<b>Lower</b>

Included: **Fridge, stove, microwave, dishwasher, trash compactor, window treatments, golf cart, golf membership initiation fee**

Not Included: **All furniture, decor and personal items**

Directions: **Hwy 54 to LR 54-80 to main gate Old Kinderhook. Following to French villas on right side of road, just past hotel. +**

Legal: **All of lot 3, plat 4, Old Kinderhook Subdivision**

Assmt Fee:	<b>\$452.00</b>	Spec Assmt:	<b>\$0.00</b>	Annl Taxes:	<b>\$2,423.00</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>1380280000003153000</b>			Zoning Tp:	<b>Pud</b>		

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