

Single Family Detached
3517410 Active

401 Country Ridge Dr
Camdenton, MO 65020

List: \$1,099,900



County:	Camden	MM Area:	Big Niangua
School:	Camdenton	MM #:	12
Subdivision:	Old Kinderhook	Area:	G
Yr Blt:	2015	Yr Rem/Updt:	
Lot Dim:	134x138x134x132	Acres:	
Location:	Lake View	LakeFmt:	
# Gar Spc:	2	Beds:	4
1 Lvl Liv:	Yes	Rd Fmt:	
Apx SF/Src:	4,700/Floor Plans/Blueprints	F/H Bath:	3/1
Apx Fin SF:	4,500	Tot Bath:	4
Foreclosure:	No	Apx UnF SF:	200
Internet Provider:	Wisper	Lien Holder Appr Req:	No
Roof:		Fuel:	Multiple Fuel
Water:	Community Water	Sewer:	On-Site Treatment

Remarks: **Wow...another Thomas Construction masterpiece at "Lake of the Ozarks". This beautifully appointed property features incredible views of both the lake & Old Kinderhook Golf Resort, as it's nestled along the 13th fairway of this Tom Weiskopf signature design. Landscape architecture must be seen to be believed and the Control 4 surround sound system is out of this world. Custom Alder wood cabinets are a magnificent feature of this home's elegant interior, in addition to it's hardwood flooring, quartz counter tops, stainless steal appliances, cozy sunroom, 2 propane fire places, crown molding and more. In the event of severe weather this property also features a concrete "safe room" located on the lower level. Owner has boat slip in community dock which will be available for additional dollars. B-dock 8L. In addition, owners would be willing to negotiate furniture pieces as part of the sale. You'll be glad you did! *Price mistake on listing has been corrected"**

Features

Style:	Walkout Lower Level
Interior:	Ceiling Fan(s), Custom Cabinets, Fireplace, Jetted Tub, Other, Security System, Storm Shelter, Tile Floor, Walk-In Closet, Walk-In Shower, Wet Bar, Window Treatments, Wood Floor(s)
Exterior:	Boat Ramp, Club House, Other, Patio-Covered, Pool Community, Satellite Dish, Storm Shelter, Tennis Court(s)
Dock:	1 Well, Available, Community Dock, Dock Covered, Dock Leased, Electric, Water
Appliances:	Dishwasher, Garbage Disposal, Icemaker, Microwave, Oven, Refrigerator, Stove/Range, Water Soft. Owned, Wine Cooler
Possible Use:	
Heating:	Heat Pump, Propane
Drive/Pkg:	Concrete
Garage/Pkg:	2 Car, Attached, Door Opener(s), Storage
Financing:	
St Const:	Blacktop/Asphalt
Subdiv:	Boat Ramp, Club House, Community Pool, Data Or Internet, Dog Park, Exercise Or Workout Room, Gated Community, Other, Road Maintenance, Satellite TV, Security, Sewer, Storm Shelter, Tennis Courts, Trash, Water/Well
Assmt Inc:	Other, Road, Sewer, Water
Foundation:	Poured
Waterfront:	Boat Ramp, Cove Location, Main Channel View, Seawall Stone
Cov/Restrct:	Subdivision

Ext Const: **Cement Board Siding, Cultured Stone, Stucco**
AC: **Central Air**

Fireplace: **2, Gas, Other**

Basement:

Rooms

Room	Level	Room	Level	Room	Level
MBR w/ Bath	Main	Dining Area	Main	Kitchen	Main
Living Room	Main	Sun Room	Main	Laundry	Main
Bedroom	Lower	Bedroom	Lower	Bedroom	Lower
Bathroom	Lower	Bathroom	Lower	Family Room	Lower
Storage	Lower	Utility Room	Lower		

Included: **Fridge, stove, microwave, dishwasher, wet bar wine & mini fridges, window treatments & golf membership initiation fee**

Not Included: **All furniture, decor & personal belongings**

Directions: **Hwy 54 to LR 54-80 to main gate at Old Kinderhook. Take first right on Country Ridge Drive. Follow to last home on left side of the road adjacent to Ledgestone villas**

Legal: **All of Lots 22 & 23, Plat 13, Old Kinderhook Subdivison**

Assmt Fee:	\$337.00	Spec Assmt:	\$0.00	Annl Taxes:	\$4,511.00	Ownership:	Fee Simple
Assmt Per:	Quarter	Spc Assm Per:		Tax Year:	2018	Survey:	Yes
Assmt Year:	2018	Spc Assmt Yr:		Zoning Cd:			
Parcel #:	1380280000003260000			Zoning Tp:	Pud		

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