

Villa/Townhome (Common Wall)
3519260 Active

48 Ledgeview Dr
Camdenton, MO 65020

List: \$349,900



County:	Camden	MM Area:	
School:	Camdenton	MM #:	
Subdivision:	Old Kinderhook	Area:	G
Yr Blt:	2018	Acres:	
Lot Dim:	54x133x54x109	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: **Trust me, the sellers are extremely disappointed that they're leaving this beautiful home behind. I promised them I'd get it into good hands so let's see what we can do. I've been selling property at Old Kinderhook since 2012 and I can assure you, without a doubt, that you'll want to look closely at this one. Constructed in 2018, this beautiful 3 bedroom 3 bathroom villa has everything you could ever want in a home here at "Lake of the Ozarks". Unrestricted view of 12 green at this Tom Weiskopf signature golf course design. Lake view, lake access, golf membership initiation fee, upgraded appliance package, kitchen back splash, high gloss cabinets and wet bar are only a handful of what this property has to offer it's next owner. Onsite dining, swimming, tennis, fitness, spa are some of what you can enjoy in your own backyard. This is why I make Old Kinderhook my home. Boat slips are available thru private purchase. See listing agent for details.**

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: **Stove, Fridge, Microwave, Dishwasher, Window Treatments, 2 Wetbar Fridges**
Not Included: **All furnishings, decor and personal items**

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 at bottom of the hill on the right**

Legal: **All of lot 9-01, Plat 13 Resub of lots 8 & 9, Old Kinderhook Subdivision**

Assmt Fee:	\$428.00	Spec Assmt:	\$0.00	Annl Taxes:	\$2,125.00	Ownership:	Fee Simple
Assmt Per:	Quarter	Spc Assm Per:		Tax Year:	2018	Survey:	Yes
Assmt Year:	2019	Spc Assmt Yr:		Zoning Cd:			
Parcel #:	1380280000003255001			Zoning Tp:	Pud		

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