

Villa/Townhome (Common Wall)
3520088 Active

54 Bell Tower Pl
Camdenton, MO 65020

List: \$345,000



County:	Camden	MM Area:	
School:	Camdenton	MM #:	
Subdivision:	Old Kinderhook	Area:	G
Yr Blt:	2010	Acres:	
Lot Dim:	68x171x48x167	LakeFmt:	
Location:	Golf Course	Rd Fmt:	
# Gar Spc:	2	F/H Bath:	3/0
1 Lvl Liv:	Yes	Tot Bath:	3
Apx SF/Src:	2,671/Floor Plans/Blueprints		
Apx Fin SF:	2,343	Apx UnF SF:	328
Foreclosure:	No	Lien Holder Appr Req:	No
Internet Provider:	Wisper		
Roof:		Fuel:	Electric
Water:	Community Water	Sewer:	On-Site Treatment

Remarks: **The most sought after properties at "Lake of the Ozarks"....PERIOD. The Bell Tower Villas at Old Kinderhook Golf Resort have been a monster hit since they were first started in 2010. These don't come on the market very often but when they do they don't last long. Owners are selling this one "turn key". With the exception of some personal items and some of the decor this one comes as shown. Golf membership initiation fee is included, valued at \$5 thousand dollars. Yamaha golf cart available for \$45 hundred dollars. They are also selling their 12x32 boat slip and hoist for an additional \$35 thousand dollars. It's located in J-dock just up the street. Those never come on the market either. Highly sought after. You honestly have to come see this unit to get the full effect. Swimming, tennis, dining, spa, lake access, fitness, golf and a whole lot more make up this charming gated community. We hope to see you here!!!**

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:	Cable, Internet, 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
Bonus Room	Lower	Storage	Lower		

Included: **Fridge, stove, microwave, dishwasher, wet bar & accessories, all furnishings, golf membership initiation fee (turn key)**

Not Included: **Some decor & all personal items**

Directions: **Hwy 54 to LR 54-80 to main gate Old Kinderhook. Follow Kinderhook Dr past hotel complex to road split. Stay to the right and first street on right is Bell Tower Place. Unit is 4th on the right**

Legal: **All of lot 7-02, plat 14, Old Kinderhook Subdivision**

Assmt Fee:	\$697.00	Spec Assmt:	\$0.00	Annl Taxes:	\$2,042.00	Ownership:	Fee Simple
Assmt Per:	Quarter	Spc Assm Per:		Tax Year:	2017	Survey:	Yes
Assmt Year:	2019	Spc Assmt Yr:		Zoning Cd:			
Parcel #:	1380280000003161001			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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