




## Customer Display

Condo 3065719 Active	306 1130 Rachel Road Osage Beach, MO 65065		  (6)		List\$119,900		
	County:	Camden	Area:	D	Prop Loc:		
	MM Area:	Osage	MM#:	17	Subdivision:		
	Gar Spcs:		Apx WtrFrnt Ft:		Lot Size:		
	Apx. Yr. Blt:	1988	Yr. Remod:		Apx. Acres:		
	Bedrooms:	2	Full Baths:	2	Half Baths:	0	
	Total Baths:	2	Rd Frnt:		School Dist:	Osage	
	Apx SQFT:	1,100	PWC Slip:		Water:		
	PWC Slip Y/N:		PWC Lift:		Sewer:		
	Lgs Slip:	10 X 24	# Slips:	1	Fuel:		
	Foreclosure:	No	Lien Holder Appr. Req.:	No			
Zoning:	Foundation:	Dock Y/N:	Yes	Encapsulated Y/N:			
Roof:	Color:	Dock Permit Y/ N:		Seawall Permit Y/N:			
Public Remarks:	Bright-Light- Investment Condo in the best of locations and easy access. Cove protected boat slip. W/D and appliances stay in this top floor (no one above or on one side for privacy) with only 6 steps up from parking area. Call office for showing instructions (it's easy access as well)						
Features							
Int Features:	Cable , Ceiling Fan(s) , Furniture Available , Pantry						
Ext Features:	Boat Ramp , Deck Open , Pool						
Dock:	1 Well , Community Dock , Dock Covered						
Appliances:	Dishwasher , Dryer , Garbage Disposal , Refrigerator , Stove , Washer						
Water Front:	Boat Ramp , Cove Location						
Heating:	Electric F/A	AC:	Central Air				
Parking Lot:	Blacktop	Financing:	Cash , Conventional				
Street Const:	Blacktop	Parking:	Open Parking				
Assmt Inc:	Cable , Dock , Dock Reserve , Reserve , Sewer , Trash , Water						
Rooms							
ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL
Living Rm:		Family Rm:		Master BR:		Bath 1:	
Dining RM:		Den/Office:		BDRM 2:		Bath 2:	
Kitchen:		Utility Rm:		BDRM 3:		Bath 3:	
Laundry:		Other:		BDRM 4:			
One Level Living:							
Included:	Washer/Dryer, All Appliances, Window Treatments and 10 x 24 ft boat slip						
Not Included:	Personal items and furniture available						

Spec. Assmt. Year:	Assmt. Year:	Taxes: \$450.00
Spec. Assmt.:	Assmt. Fee: \$600	Tax Yr: 2010
Spec. Assmt. Per:	Assmt. Per: Quarter	Tax:
Ownership:	Survey on File:	Parcel #:

Legal Desc: Unit 306 Eagle Bay Condominium Camden County Missouri

Directions: 54 to Mace Road to left on Oliver Dr. go to end of hill past Holidan Shores to lakefront and Eagle Bay Condominiums

- - - - These properties were selected from the MLS database by the agent listed herein, who may not be the listing agent. - - - -  
- - - - Information herein deemed reliable but not guaranteed - - - -

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Prepared by



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