




## Customer Display

Condo 3066193 Active	B 301 798 Kersten Way Osage Beach, MO 65065		  (8)		List\$144,900		
 2010 BDAR & LOBR, MLS	County:	Camden	Area:	D	Prop Loc:		
	MM Area:	Grand Glaize	MM#:	1	Subdivision:		
	Gar Spcs:		Apx WtrFrnt Ft:		Lot Size:		
	Apx. Yr. Blt:	1986	Yr. Remod:		Apx. Acres:		
	Bedrooms:	2	Full Baths:	2	Half Baths:	0	
	Total Baths:	2	Rd Frnt:		School Dist:	Osage	
	Apx SQFT:	960	PWC Slip:		Water:		
	PWC Slip Y/N:		PWC Lift:		Sewer:		
	Lgs Slip:	10 X 28	# 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:	WOW! New Appliances, (flat top stove) refrig, Microwave, ceiling fans in all rooms - the list goes on. Vaulted ceilings for spacious atmosphere and on top floor. Exceptional view. Dishes, Pots and Pans are staying. Boat slip includes Hoist and remote. A MUST SEE!!!						
Features							
Int Features:	Cable , Ceiling Fan(s) , Furniture Yes , Vaulted Ceiling						
Ext Features:	Deck Covered , Pool						
Dock:	Community Dock						
Appliances:	Dishwasher , Garbage Disposal , Microwave , Refrigerator , Stack Washer/Dryer , Stove						
Water Front:	Main Channel , Wave Break						
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:	Furniture, Boat Slip, NEW Wooden Window Treatments, Appliances						
Not Included:	Personal items, pictures /wall hangings and items per exclusion list						

Spec. Assmt. Year:	Assmt. Year:	Taxes:
Spec. Assmt.:	Assmt. Fee: \$651	Tax Yr:
Spec. Assmt. Per:	Assmt. Per: Quarter	Tax:
Ownership:	Survey on File:	Parcel #:

Legal Desc: Unit B 301 Golden Reef Condominiums Camden County

Directions: 54 TO Passover Road stop light. South to Wilson Road stop sign, Right to Kersten Way and Building B Unit 301

- - - 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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