

Customer w/Gallery

**3D133 Cedar Glen Ct Unit: 3D133****Condo  
3063000 Active****Building: 133  
Camdenton, MO 65052  
Old Unit#: 234****List\$179,900** 

<b>Project:</b>	Cedar Glen Condos	<b>Condo Style:</b>	1 Level
<b>County:</b>	Camden	<b>Area:</b>	G
<b>MM Area:</b>	Big Niangua	<b>MM#:</b>	13
<b>Unit Locat.:</b>	End	<b>Dock #:</b>	1
<b>Apx. Yr. Blt:</b>	1997	<b>Yr. Remod:</b>	
<b>Bedrooms:</b>	3	<b>Full Baths:</b>	2
<b>Total Baths:</b>	2	<b>Fireplace Y/N:</b>	Yes
<b>PWC Slip Y/N:</b>		<b>Rental:</b>	Nightly
<b>PWC Slip:</b>		<b>PWC Lift:</b>	
<b>Foreclosure:</b>	No	<b>Lien Holder</b>	No
		<b>Appr. Req.:</b>	
		<b>Bldg. Loc:</b>	Waterfront
		<b>Unit Level:</b>	Up From Parking
		<b>Dock Y/N:</b>	Yes
		<b>Apx SQFT:</b>	1,225
		<b>Half Baths:</b>	0
		<b>School Dist:</b>	Camdenton
		<b>Water:</b>	Community Water
		<b>Sewer:</b>	Sewer District

<b># Slips:</b>	<b>Largest Slip:</b>	12 X 30	<b>Slip #:</b>	14	<b>Slip 2:</b>	<b>Slip 3:</b>
-----------------	----------------------	---------	----------------	----	----------------	----------------

**Public Remarks:** This great 3 br 2 ba units offers the best of all worlds. Great View, deck faces east for afternoon shade, upgraded cpt and tile, golf across street, 3 miles to Camdenton sq, level terrain, 2 pools, (one heated), boat launching ramp, trailer parking, playground, furnished (per inventory list) 12 x 30 ft slip with 6,000 lb hoist. The water and sewer are billed separately from qtr assessments @ \$42.00 per mon). a garage and 2 pwc slips with lifts are available for additional \$\$\$\$\$. This unit won't last.

**FEATURES****Int Features:** Auto Sprinkler , Cable , Ceiling Fan(s) , Fireplace Gas , Furniture Yes , Tile Floor , Walk In Closet**Ext Features:** Beach , Boat Ramp , Deck Covered , Playground , Pool**Dock:** Boat Hoist 1 , Community Dock , Dock Covered**Appliances:** Dishwasher , Dryer , Garbage Disposal , Microwave , Refrigerator , Stove , Washer**Water Front:** Boat Ramp , Main Channel**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 , Hoist , Reserve**Included:** All built in appliances, w/d, refig, stove, window treatments, furnishings, boat slip & 6000 #hoist**Not Included:** garage, 2 pwc with lifts**Spec. Assmt. Year:****Assmt. Year:****Tax Yr:** 2008**Spec. Assmt.:****Assmt. Fee:** \$508**Tax:****Spec. Assmt. Per:****Assmt. Per:** Quarter**Parcel #:** 13 8.0 34.0 000.0 004 035.212**Investment:****Taxes:** \$945.83**Legal Desc:** Unit 234 Cedar Glen Condominiums blgs 200 Camden County MO>

- - - 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 - - -

Copyright 2009 Lake Of The Ozarks Board of Realtors, Bagnell Dam Association of Realtors 08/16/2009 03:51 PM

**PREPARED BY****Prepared by:** ADMIN USER**Email :** [lucy@lakecondos.com](mailto:lucy@lakecondos.com)**Lake Condo Connection Real Estate Co.****Direct Ph# :** (573) 348-3782**P.O. Box 855****Cell Ph# :** () -**Osage Beach, MO 65065****Fax Ph# :** (573) 348-3942**Agent Website:** <http://www.lakecondos.com>**Company Website:** [www.lakecondos.com](http://www.lakecondos.com)

Photo Gallery List# C3063000A



2009 BDAR & LOBR MLS  
Living Area



2009 BDAR & LOBR MLS  
Kitchen/Dining Area



2009 BDAR & LOBR MLS  
Master Bedroom



2009 BDAR & LOBR MLS  
3rd Bedroom



2009 BDAR & LOBR MLS  
2nd bedroom



2009 BDAR & LOBR MLS  
Playground

---- 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 ----  
Copyright 2009 Lake Of The Ozarks Board of Realtors, Bagnell Dam Association of Realtors 08/16/2009 03:51 PM

Photo Gallery List# C3063000A



2009 BDAR & LOBR MLS  
Trailer Parking



2009 BDAR & LOBR MLS  
Boat Launching Ramp



2009 BDAR & LOBR MLS  
Aerial View

---- 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 ----  
Copyright 2009 Lake Of The Ozarks Board of Realtors, Bagnell Dam Association of Realtors 08/16/2009 03:51 PM