SELLING TO HIGHEST ACCEPTABLE BIDDER

March 31, 2012

ProStar Auctions
Professional Real Estate Sales

2086 Horseshoe Bend Pkwy
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Phone: **573-365-7272** | Fax: **573-365-7273**
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34-2B Aqua Fin Condos
Lake Ozark MO 65049

CONDOMINIUM

Information herein deemed reliable but not guaranteed

Project:	Aqua Fin	**Dock:**	Yes-Community
County:	Camden	**# Slips:**	1-12x28
MM Area:	Osage 8 MM	**PWC Slip:**	1
Unit Location:	W-in w/steps	**Area:**	Osage
Unit Level:	Middle	**MM#:**	8 MM
Apx. Yr Blt:	1999	**Fireplace:**	YES-Gas
Bedrooms:	3	**Condo Style:**	One Level
Total Baths:	2	**Bldg. Loc.:**	Waterfront
Full Baths:	2	**School Dist:**	School of Osage
Half Baths:	0	**Water:**	Complex
Apx. Sq.Ft.:	+/- 1500	**Sewer:**	On Site Treatment

INTERIOR FEATURES: Cable, Ceiling Fans, Gas Fireplace, Wet Bar-Coffered 9' Ceilings-Tile Floors-Furnished

EXTERIOR FEATURES: Covered and Open Deck, Lake Side Boardwalk, Pool Deep water Cove Location

DOCK: Community Dock 1 Slip # 25 PWC Slip Dock 3 # 38

APPLIANCES: Dishwasher- Disposal- Microwave-Refrigerator- Stove-Washer-Dryer

WATERFRONT: Deep Water Cove Location- Seawall-Lakeside Boardwalk

Heating:	Forced Air Electric	**AC:**	Central Air
Parking Lot:	Asphalt	**Parking:**	Open Parking
Street. Constr.:	Asphalt		
Assmt Inc.:	Cable-Dock-Internet Sewer-Trash-Water		

Fabulous waterfront condo just steps from the car! Furnished 3 bedroom and 2 bath overlooks the pool & lakeside boardwalk. Deep water cove location in Workmen's Hollow - Ski-Pwc-Fish-or just RELAX on the deck! This would make a wonderful lake home OR a rental unit! Short walk to dining & entertainment venues . 12x28 slip- pwc slip-lifts included !! Call for a private showing-Pre-Auction offers Welcome-Call for details !

ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL
Living Rm:	Main	**Master BDRM:**	Main	**Bath 1:**	Main
Dining Rm:	Main	**BDRM 2:**	Main	**Bath 2:**	Main
Kitchen:	Main	**BDRM 3:**	Main	**Bath 3:**	
Laundry:	Main	**BDRM 4:**		**Bath 4:**	
1 Level Living:	Yes	**BDRM 5:**		**Bath 5:**	
Family Rm:				**Bath 6:**	
Utility Rm:	Main				

INCLUDED: Appliances-Furniture-Furnishings-Boat Slip & 6500lb Lift-PWC slip & lift-Turnkey !! Assessment includes condo-reserve-boat slip

NOT INCLUDED: Personal Items

DIRECTIONS: Horseshoe Bend Parkway to Bittersweet- follow to Aqua Fin complex on left- take driveway down then Left to Bldg 34-

Spec. Assmt. Year:		**Taxes:**	$
Spec. Assmt.	$	**Tax Yr:**	2011
Spec. Assmt. Per:		**Tax:**	$ 1016.99
Investment:	$	**Parcel:**	014.019.0000.0006
Assmt. Year:	2012		023.404
Assmt. Fee:	$ 780.00	**Legal:**	Unit 804 Bldg 800
Assmt. Per:	Quarterly		Aqua Fin Resort Cond

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