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viewing our listing.*

*We look forward  
to working with you.*

*PREMIER LAKE PROPERTIES*

# Price history for 1421 Via Del Lago, Porto Cima



Originally listed on 4-7-06 for \$1,499,500  
Sold on 9-14-06 for \$1,457,500

**Available on 3-10-09 for \$699,000**  
**PRICE GOES PUBLIC 3-11-09**

# PREMIER LAKE PROPERTIES

1421 Via Del Lago, Porto Cima, MO 65079

*La Riva Estates Subdivision*



**1421 Via Del Lago, Porto Cima, MO 65079 (La Riva Estates Subdivision) - \$699,000**



2008 BDAR & LOBR MLS

County:	Camden	Area:	1	Prop Loc:	Lake Front
MM Area:	Osage	MM#:	16	Subdivision:	LaRiva Est
Gar Spcs:	4	WtrFrnt Ft:	128	Lot Size:	126x149x213x122
Apx. Yr. Blt:	2005	Yr. Remod:		Apx. Acres:	
Bedrooms:	4	Full Baths:	5	Half Baths:	0
Total Baths:	5	Rd Frnt:	213	School Dist:	Camdenton
Apx SQFT:	5,400	PWC Slip:		Water:	City Water
PWC Slip Y/N:		PWC Lift:		Sewer:	City Sewer
Lgs Slip:		# Slips:	2	Fuel:	Electric
Foreclosure:					

Zoning:	Restrictions	Foundation:	Poured Full	Dock Y/N:	Yes	Encapsulated Y/N:	Yes
Roof:	Architect/Shingle	Color:	Beige	Dock Permit Y/N:	Yes	Seawall Permit Y/N:	Yes

**Public Remarks:** Located at the 16mm find a large lakefront home/retreat offering 4 bedrooms/5 bathrooms. Lots of spacious main level living with a master suite and guest bedroom, bath/laundry, an open kitchen/dining/living area all on one level. Walk down the stairs to the privacy doors which can create two separate living areas if desired. Each with their own driveways and entrances. Each level also has a kitchen. Lower level has 2 rooms being used as offices. (No windows or closets). Large game/media room. Lakefront has an awesome sand volleyball court and just a few steps to the nice 2 well dock with concrete flooring. Also, enjoy the subdivision amenities and community pool.

**FEATURES**

**Int Features:** Ceiling Fan(s) , Furnishec-No , Jetted Tub , Tile Floors , Walk-In Closet  
**Ext Features:** Deck , Deck-Covered , Patio-Covered , Pool Community , Screened Porch , Sprinkler-Auto  
**Dock:** 2 Well , Dock Covered  
**Appliances:** Central Vacuum , Cooktop , Dishwasher , Garbage Disposal , Microwave , Refrigerator  
**Rooms:** 2 Master BDRMs , Game Room

**Possible Use:** Residential **Style:** 3+ Story  
**Exterior Const:** EIFS **Heating:** Forced Air Elec.  
**AC:** Central Air **Driveway:** Concrete , Extra Parking  
**Garage Type:** 4+ Car , Attached **Financing:** Cash  
**Prop Feature:** Cul-de-Sac , Four Seasons , Gentle **Fireplace:** 3+ , Gas  
**Street Const:** Blacktop **Water Front:** Cove Location , Seawall Concrete  
**Assmt Inc:**

**ROOMS**

ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL	ROOM	LEVEL
Living Rm:	Main	Family Rm:	Lower	Master BR:	Main	Bath 1:	Main
Dining RM:	Main	Den/Office:	Lower	BDRM 2:	Main	Bath 2:	Main
Kitchen:	Main	Utility Rm:	Lower	BDRM 3:	Upper	Bath 3:	Upper
Laundry:	Main	Other:		BDRM 4:	Upper		
One Level Living:							
BEDRM 5	Lower	BEDRM 6	Lower	KITCHEN	Upper		

**Included:** Cooktop, Stove, Microwave, Wall-Oven, Refrigerator  
**Not Included:** -

Spec. Assmt. Year:		Assmt. Year:	2007	Taxes:	\$5,815.08
Spec. Assmt.:		Assmt. Fee:	\$650	Tax Yr:	2007
Spec. Assmt. Per:		Assmt. Per:	Year	Tax:	
Ownership:	Single Family	Survey on File:		Parcel #:	017.036.0000.0004046.000
Investment:					

**Legal Desc:** All of Lot 1421 La Riva Estates

**PREPARED BY**

	Prepared by: DENNIS HANSEN	Email : D.Hansen@PremierLakeProperties.net	
	Premier Lake Properties	Direct Ph# : (888) 525-3692	
	2140 Bagnell Dam Blvd 303-F	Cell Ph# : (573) 480-7591	
	PO Box 642	Fax Ph# : (573) 374-4031	
	Lake Ozark, MO 65049		

**Agent Website:** <http://www.PremierLakeProperties.net> **Company Website:** <http://www.PremierLakeProperties.net>



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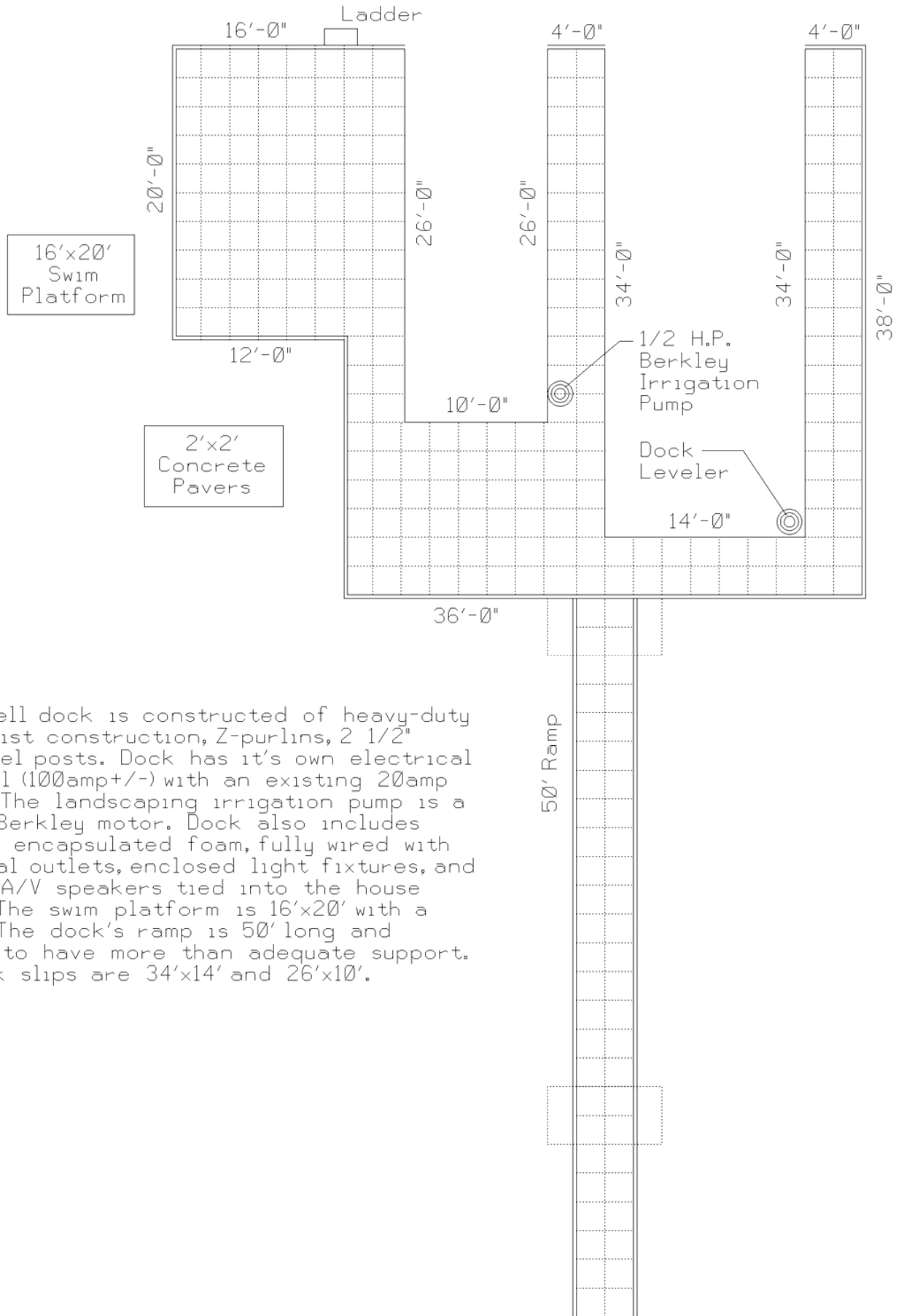
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# Boat Dock And Slip Layout



This 2-well dock is constructed of heavy-duty angle joist construction, Z-purlins, 2 1/2" tube steel posts. Dock has it's own electrical sub-panel (100amp+/-) with an existing 20amp circuit. The landscaping irrigation pump is a 1/2 H.P. Berkley motor. Dock also includes 22" thick encapsulated foam, fully wired with electrical outlets, enclosed light fixtures, and outdoor A/V speakers tied into the house system. The swim platform is 16'x20' with a ladder. The dock's ramp is 50' long and appears to have more than adequate support. The dock slips are 34'x14' and 26'x10'.

# **Overview of House Systems and Amenities**

## **OUTDOOR FEATURES:**

- HVAC System comprises of an energy efficient Climate Master Geothermal Heating and Cooling System (Earth Pure – R410a). Installer was Controlled Heating and Cooling from Lake Ozark.
- HVAC Lennox Heat Pump (m/n HP26-024-12P, s/n 5805B23488)
- appears to be a 3-zoned system as there are 3 separate wall controllers (one on each floor)
- 400 amp service entering the house
- Hunter Irrigation System PRO-C
- Home surveillance system, fire and alarm system
- whole house A/V system, indoor and outdoor speakers (including dock, volleyball court, decks, etc.)
- EIFS system on house and deck arches (Exterior Insulating Finishing System)
- exterior flood lights, motion lights, lanterns, lighted dock area, lighted beach volleyball area
- full size beach (sand) volleyball court, custom retaining walls, speakers, and lights surrounding
- landscaping beds, berms, trees, and plantings on streetside, lakeside, and side of house
- FLAT driveway entering main floor 2-car garage, gentle slope to lower level 2-car garage
- driveway, sidewalks, concrete paths, and ground contours surrounding the house appear to be correctly sloped so as to properly drain water away from the house
- existing wiring and satellite units appear to include WildBlue (internet), DirecTV, etc.
- LL garage hosts patch panels, high-end splitters, repeaters, transformers, coax, CAT5 and / or CAT3
- Optoma data Projector and 80” pull-down video screen
- (2) 17” Philips HD TV flat panel televisions mounted in atrium / seating rooms
- gutter guards, enclosed soffits and under deck areas, plentiful exterior outlets and hose bibs
- 2-tier circular staircase outdoor uniting the lakeside concrete decks

## **INDOOR FEATURES:**

- Ceiling heights:
  - Main Floor - 12’ entry with crown molding and 9’ ceilings, Atrium (lakeside) boasts 12’-13’ peak
  - Middle Floor – 9’ ceilings, Atrium (lakeside) 9’ ceiling
  - Lower Level – 9’ and 8’ ceilings (varies), Atrium (lakeside) 9’ ceiling
- Carpet and ceramic throughout (no linoleum)
- Both solid and hollow doors (painted from factory – sprayed finish), very clean look
- (2) Fireplaces with synthetic stone (one is ledgerstone, one is tumbled stone)
- (2) RUUD water heaters – one 80 gallon, one 50 gallon
- Lennox Merit Series (part of HVAC system – m/n CB29M-21/26-2P)
- Kinetico MACH Series Water Softening System (twin tanks, reservoir, regulator, filters, etc.)
- LUX Central Vacuum
- (2) GE Profile Series matching set Washer and Dryer (on top floor, and on the middle living level)
- Hunter Douglas Designer Blinds throughout

## **MAIN AND MID FLOORS:**

- White GE Profile dishwasher, GE Advantium Microwave (high end), GE Convectional Oven, Amana 25cu side-by-side with bottom slide-out freezer, Granite Countertops in kitchen, cooktop with center exh.
- Master bedroom has built-in TV entertainment area, tray ceiling with incandescent lights, jetted tub, etc.
- Bedrooms have closets, walk-in closets with hanging rods and shelves, ceiling fans, lights, etc.
- standard bathrooms, box cabinets, side out bins in some, full mirrors, lights, proper layout, good quality
- Mid-level and Lower level kitchens have Corian-type counters and good cabinets, GE Profile & Amana
- Lower level kitchen: Jenn-Air stove and glass-top stove w/ oven, some work req’d on this level kitchen

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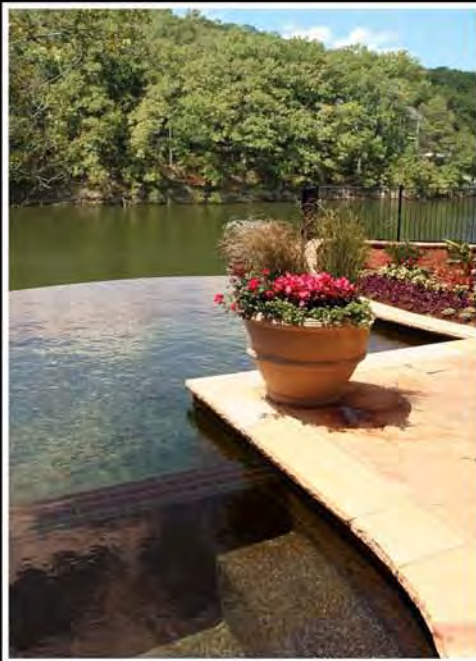
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**Dennis Hansen**  
Broker  
Direct Line - 573-480-7591

**Brandon Thornton**  
Real Estate Investment Specialist  
Direct Line - 573-552-5970

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P.O. Box 642 - Lake Ozark, Missouri 65049 - 888-LakeOzark (Toll Free) - Fax: 573-374-4031

**Dennis Hansen**  
Broker / Owner  
Premier Lake Properties, LLC  
888-LakeOzark (toll free)  
573-480-7591 (cell)  
[d.hansen@PremierLakeProperties.net](mailto:d.hansen@PremierLakeProperties.net)  
[www.PremierLakeProperties.net](http://www.PremierLakeProperties.net)  
Cliffside Center - 2140 Bagnell Dam Blvd. - 303F  
Lake Ozark, MO 65049 - 573-374-4031 (fax)

**Brandon Thornton**  
Real Estate Investment Specialist  
Premier Lake Properties, LLC  
888-LakeOzark (toll free)  
573-552-5970 (cell)  
[b.thornton@PremierLakeProperties.net](mailto:b.thornton@PremierLakeProperties.net)  
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