

# PREMIER LAKE PROPERTIES

164 Sac Rd. - Unit B304 - Sunrise Beach, MO 65079



## Property Info:

**Price: \$156,900**  
(FULLY FURNISHED)

Bldg. Loc.: Waterfront

Deck: 15' x 7' (Covered)

Boat Slip: (Available)

Beds: 3

Baths: 2

Yr Blt: 1999

Sq. Ft. (GLA): 1,134

## Property Details:

Unbelievable Panoramic View of the 19MM from the prestigious Porto Cima/Villages area. Kitchen has NEW GRANITE COUNTERTOPS, all appliances and washer/dryer are in perfect condition. Furniture and patio items are included. 10'x4' storage closet on outside covered deck. Harbour Bay complex has a pool overlooking the Lake. Priced Great - Buyer is ready to sell. Make this 3 bedroom / 2 bath condo, your summer get-away!!! PERFECT CONDITION, no upgrades needed with this condo unit. Call us today for your personal showing.

## 888-LakeOzark (Toll Free)



**PREMIER LAKE PROPERTIES**  
*Paradise is closer than you think...Lake of the Ozarks!*

**Dennis W. Hansen**  
Broker

**D.Hansen@PremierLakeProperties.net**

**www.PremierLakeProperties.net**

**888-LakeOzark**

P.O. Box 642 – Lake Ozark, Missouri 65049 – 888-LakeOzark (Toll Free) – Fax: 573-374-4031  
Premier Lake Developments – Premier Lake Homes – Premier Lake Properties – Premier Lake Landscaping

**P r e m i e r L a k e P r o p e r t i e s . n e t**



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Utility room includes:  
HVAC, 50 gal. electric water heater,  
Kenmore water softener  
& matching washer and dryer





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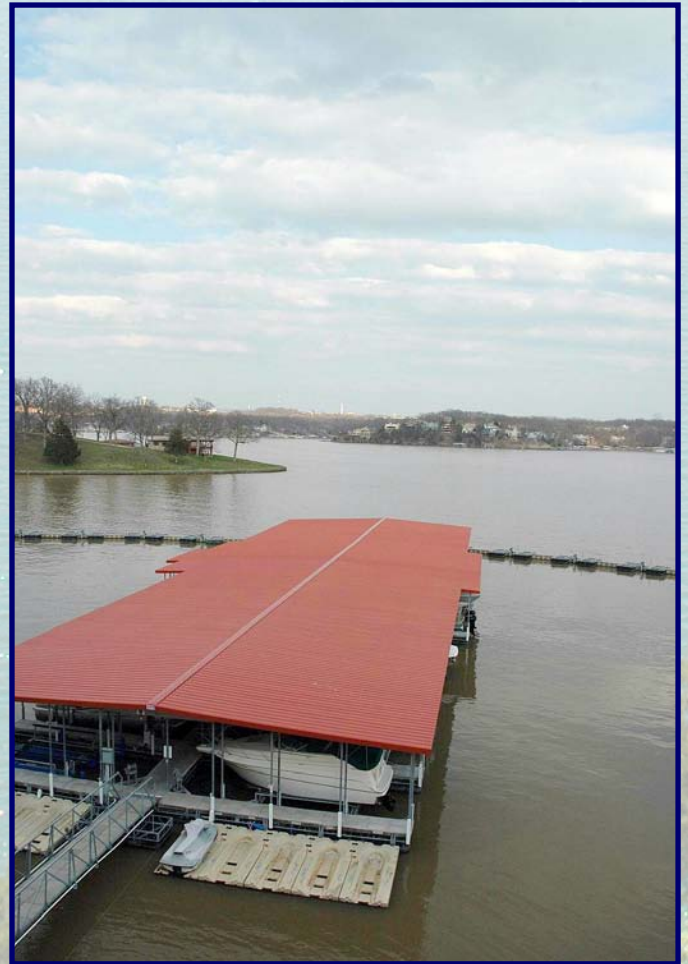
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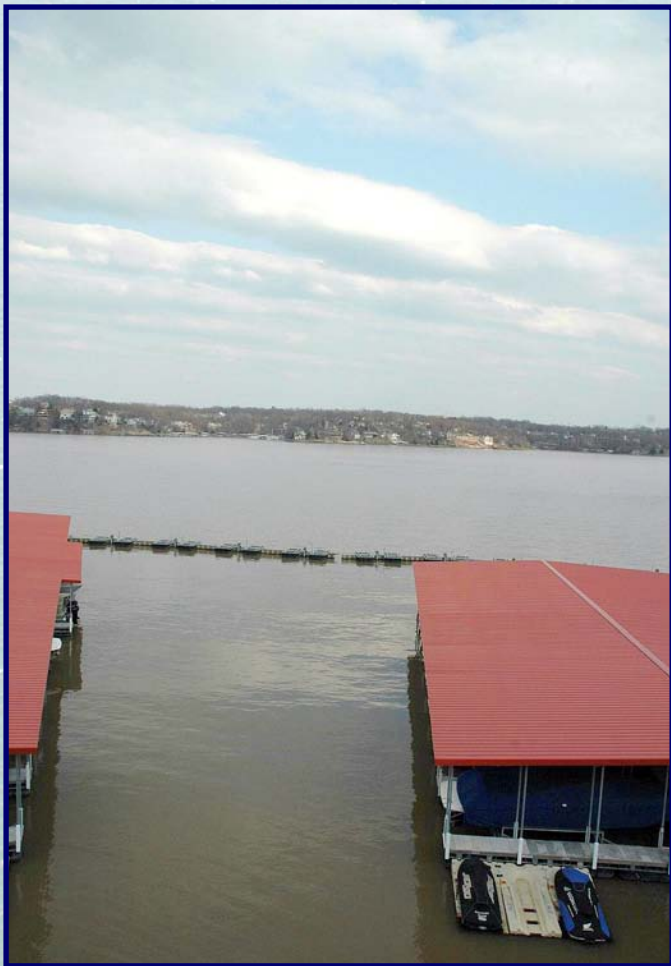
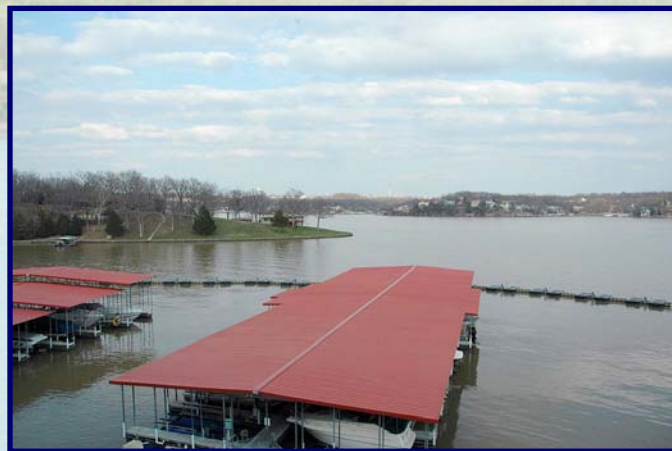
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# MLS Listing

164 Sac Rd. - Unit B304 - Sunrise Beach, MO 65079

Condo 3049188 Active	164 Sac Road Unit: B304 Building: B Sunrise Beach, MO 65079		List\$156,900	
 <p>2008 BDAR &amp; LOBR MLS</p>	Project:	Harbour Bay	Condo Style: 1 Level	
	County:	Camden	Area: I	Bldg. Loc: Waterfront
	MM Area:	Osage	MM#: 19	Unit Level: Up From Parking
	Unit Locat.:	End	Dock #:	Dock Y/N: Available
	Apx. Yr. Blt:	1999	Yr. Remod:	Apx SQFT: 1,134
	Bedrooms:	3	Full Baths: 2	Half Baths: 0
	Total Baths:	2	Fireplace Y/ N:	Yes School Dist: Camdenton
	PWC Slip Y/N:		Rental:	Water: Community Water
	PWC Slip:		PWC Lift:	Sewer: On Site Treat.
	Foreclosure:	No		
# Slips:	Largest Slip:	Slip #:	Slip 2: Slip 3:	
<b>Public Remarks:</b> Unbelievable Panoramic View of the 19MM from the prestigious Porto Cima/Villages area. Kitchen has NEW GRANITE COUNTERTOPS, all appliances and washer/dryer are in perfect condition. Furniture and patio items are included. 10'x4' storage closet on outside covered deck. Harbour Bay complex has a pool overlooking the Lake. Priced Great - Buyer is ready to sell. Make this 3 bedroom / 2 bath condo, your summer get-away!!! PERFECT CONDITION, no upgrades needed with this condo unit. Call us today for your personal showing.				
<b>Features</b>				
<b>Int Features:</b> <b>Ext Features:</b> <b>Dock:</b> <b>Appliances:</b> <b>Water Front:</b>				
<b>Heating:</b>		<b>AC:</b>		
<b>Parking Lot:</b>		<b>Financing:</b>		
<b>Street Const:</b>		<b>Parking:</b>		
<b>Assmt Inc:</b>				
<b>Included:</b> Furniture and televisions				
<b>Not Included:</b>				
<b>Directions:</b> Bus. 54 to Community Bridge (MM), left on Shawnee Bend 5 (MM-40), right on Blue Water Bay, pass white picket fence, left on Sac Road (Harbour Bay Condos entrance), to Bldg 164 - B304				
<b>Private Remarks/ Showing Inst:</b> Visit <a href="http://www.PremierLakeProperties.net">www.PremierLakeProperties.net</a> to view a full color brochure of this condo and all of our other listings. Priced Great - Buyer is ready to sell.				
<b>Spec. Assmt. Year:</b>		<b>Assmt. Year:</b> 2007		
<b>Spec. Assmt.:</b>		<b>Assmt. Fee:</b> \$359		
<b>Spec. Assmt. Per:</b>		<b>Assmt. Per:</b> Quarter		
<b>Investment:</b>		<b>Taxes:</b> \$723.00		
		<b>Tax Yr:</b> 2007		
		<b>Tax:</b>		
		<b>Parcel #:</b> 08 1.0 02.2 000.0 004 018.112		
		<b>Type of Sale:</b> Resale		
<b>Legal Desc:</b> All of Unit B304 Harbour Bay Condos, Camden County, MO				
<b>Agent/Broker Info</b>				
<b>BA</b>	3.5	<b>BA Y/N:</b> Yes	<b>Agency:</b> Exclusive Right to Sell	
<b>Comm:</b>			<b>Agent Owned:</b> No	
<b>SA</b>	3.5	<b>SA Y/N:</b> Yes	<b>Agency</b> Sellers Agent	
<b>Comm:</b>			<b>Dual Rate</b> No	
<b>TB</b>	3.5	<b>TB Y/N:</b> Yes	<b>Type:</b> Var:	
<b>Comm:</b>			<b>Possession:</b> closing	
<b>Key Loc:</b>	Lockbox	<b>Lock Box</b> next to door	<b>Occupancy:</b> Owner	
<b>Owner:</b>		<b>Loc:</b>		



# Satellite Subdivision Map #1

164 Sac Rd. - Unit B304 - Sunrise Beach, MO 65079

Red Arrow Represents Property Location





# *Satellite Subdivision Map #2*

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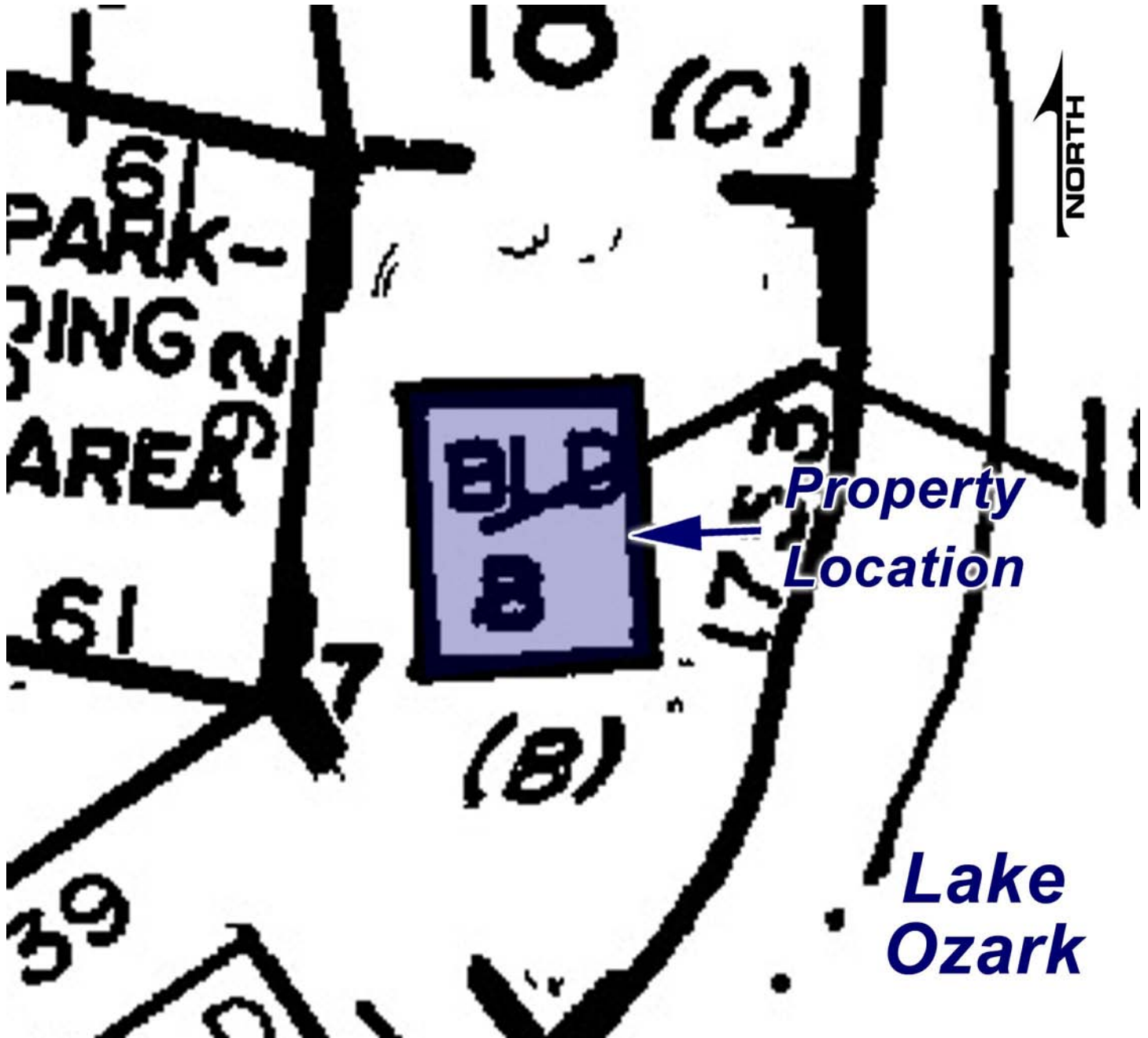
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# Plat #1

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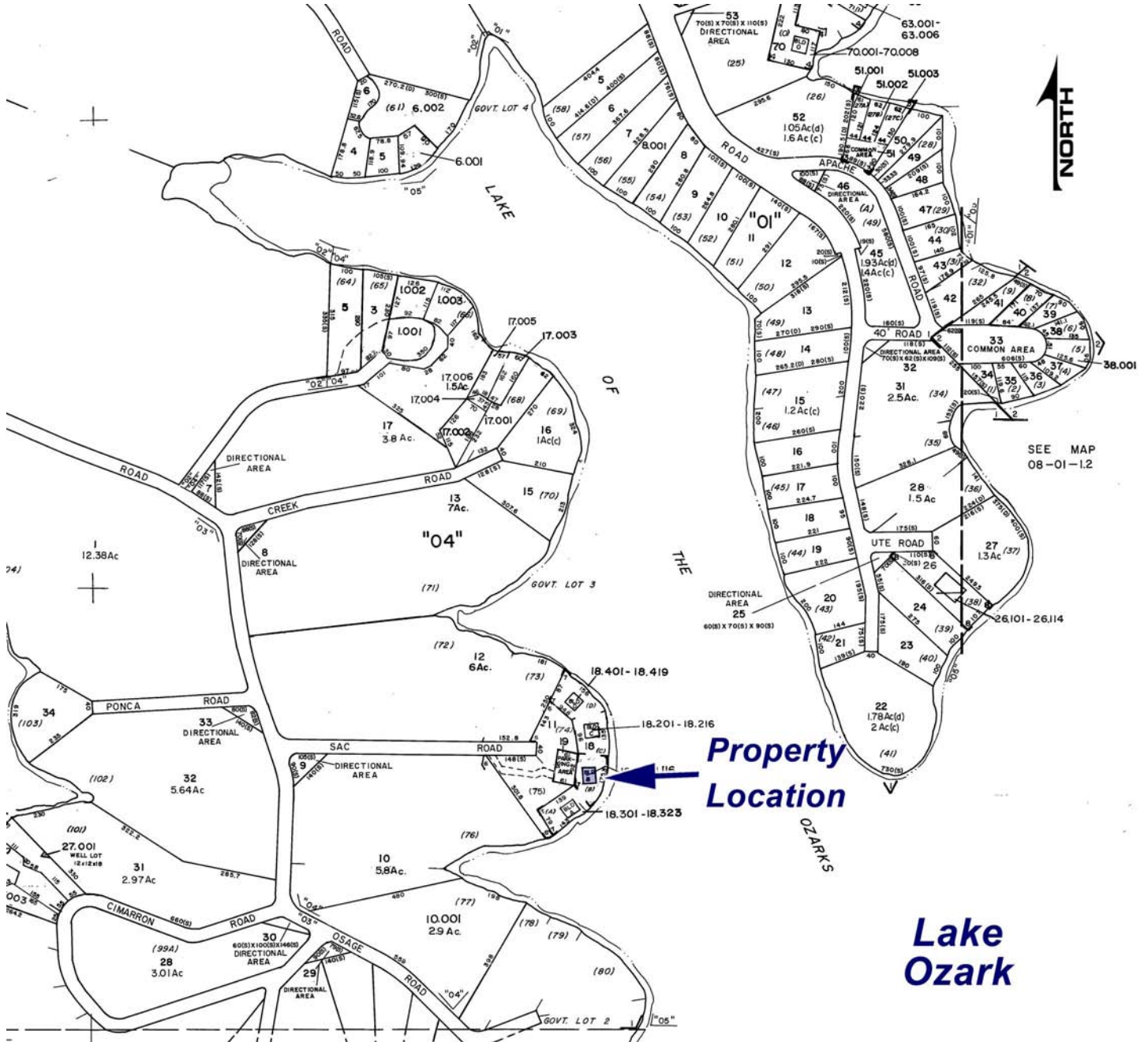






# Plat #3

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*This presentation developed by:*

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# *4 Divisions with 1 Goal..*

## *PREMIER LAKE DEVELOPMENTS*

- Design-Build Projects (40 Years of Project & Construction Management)
- Registered Professional Structural & Civil Engineer - Owner / Manager
  - Commercial / Residential / Industrial Design Qualified
- Associated with Experienced / Reputable Sub-Contractors

## *PREMIER LAKE HOMES*

- New Custom Construction & Complete Home Renovations
  - Virtual 3D Modeled
  - Professionally Designed & Engineered

## *PREMIER LAKE PROPERTIES*

- Full Service Real Estate Group
- Progressive Techniques and Technology Driven
- Committed to Client Satisfaction

## *PREMIER LAKE LANDSCAPING*

- Complete Exterior Transformations
- Innovative Outdoor Living Designs
- Quality Installations that Provide Lasting Impressions

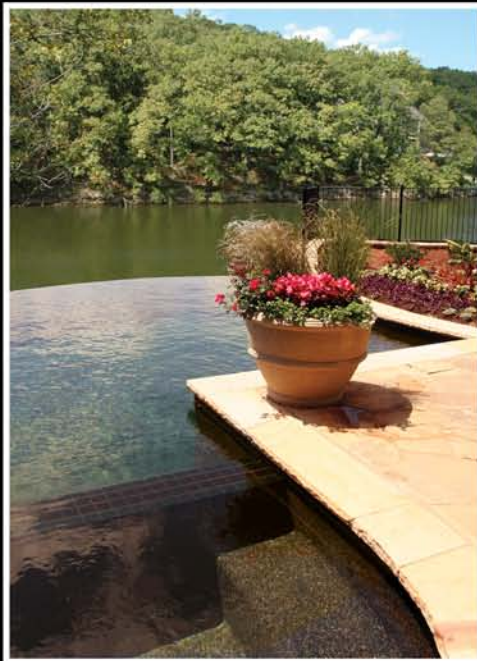
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