
	60024276	Residential For Sale	Condo/Townhome	Active
	Agreement Type: Exclusive Right To Sell County: Taney Subdivision: Palace View Total Bedrooms: 3 Baths - Total: 2 Baths - Full: 2 Baths - Half: 0 Sign on Property: No Aprx Year Built: 1995		List Price: \$144,900 Begin Date: 04/28/2015 Total SqFt: 1,574 List Price Sqft: 92.06 Total Finished SqFt (All Levels): 1,574 Above Grade Fin SqFt: 1,574 Above Grade UnFin SqFt: 0 Below Grade Fin SqFt: 0 Below Grade UnFin SqFt: 0 Aprx Lot Size (Acres): 0 Entry: Walk Up Lake/River: None View: No Waterfront/View: None	
	Elementary School: Branson Cedar Ridge Middle School: Branson High School: Branson		Inside City Limits: Yes New or Under Const/Alt: No Foreclosure/Short Sale: No	

Directions: From Hwy 65, take Hwy 248 exit to Gretna Road to Hwy 165. Left on Dakota, to left on Oak (Second Palace View entrance). After entering gate, follow to lt. on Oxford, first building on rt. second level, left end unit as you face the building.
Legal Description: PALACE VIEW PLACE CONDOS PALACE VIEW PLACE CONDOS UN 9 BLD 6; CITY OF BRANS

Marketing Remarks: This exquisite 3 bedroom condo is professionally decorated in rich, warm colors. Unique leather finish granite counter-tops give the kitchen an unusual elegance. The unit is large enough to accommodate family gatherings and is within minutes of all of Branson attractions. The view from the covered deck gives you a private "tree-house" feel. Palace View's beautiful grounds, two pools, clubhouse and exercise room make this a great place to live, or a wonderful home away from home. Is selling UNFURNISHED. Curtains that match bedspreads do not stay.

Room Name	Room Level	Aprx Room Sizes	Room Name	Room Level	Aprx Room Sizes
Living Room	1	22 x 17	Master Bath	1	15 x 10
Formal Dining Room	1	9 x 8	Bedroom 2	1	13 x 11
Kitchen	1	12 x 9	Bedroom 3	1	13 x 12
Master Bedroom	1	16 x 13	3/4 Bath	1	9 x 9
Utility Room	1	6.5 x 6.5			

Features	Construction & Utilities	Other	Fees and HOA Info
Appliances: Dishwasher; Disposal; Dryer; Free Standing Stove; Electric; Microwave; Refrigerator; Washer Basement Type: Basement: No Dining: Formal Dining; Kitchen Bar Exterior Extras: Curbs; Deck; Deck/Covered; Gutters & Downspouts; Pool/In-Ground Fireplace Location: Living Room FP Type/Amenities: Wood Burning Garage/Parking: Parking Spaces Interior Amenities: Cable TV; Ceiling - Raised; Ceiling - Tray; Counters - Granite; Jetted Bath; Shade/Blinds/Shutters; Walk-in Closet; Walk-In Shower; Wet Bar Road Frontage: Private Road Section/Twnshp/Range: Section: 12; Township: 22; Range: 22 Utility Room: Main Floor View: Mountain Windows: Double Pane	Architecture: Condo Exterior Material: Synthetic Stucco Flooring: Carpet; Tile - Ceramic Cooling: Central; Heat Pump Cooling Source: Electric Heating Source: Electric Heating: Central; Heat Pump Road Surface: Street - Asphalt Sewer: City Sewer Water Heater: Water Heater - Electric Water: City Water	Flood Insurance: Not Required Possession: At Closing Warranty Type: Private Company Available Tax Year: 2014 Tax ID: 18-1.0-12-002-002-050.009 RE Tax Provided By: Assessor Records Real Estate Tax: 1,059 Docks/Slips: No	Association Contact Phone: 417-464-1164 COA: Yes COA Dues: 225 COA Dues Period: Monthly Association Includes: Building Insurance; Building Maintenance; Clubhouse; Common Area Maintenance; Community Center; Exercise Room; Gated Community; Lawn; Snow Removal; Swimming Pool; Trash Service Association Info: COA: Yes; COA Dues: 225; COA Dues Period: Monthly; Association Contact Phone: 417-464-1164

	Sue Andersen Sue Andersen Realty 763 Eagle Rock Road Branson, MO 65616 417-334-8152 sue@sueandersenrealty.com http://www.sueandersenrealty.com	Listing Member E-mail: Property Sub-Type: Condo/Townhome Sign on Property: No	Begin Date: 04/28/2015
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