


	60092821	Residential For Sale	Single Family	Active
	Agreement Type: Exclusive Right To Sell		List Price: \$239,000	
	County: Taney		Begin Date: 10/18/2017	
Subdivision: Branson North		Total SqFt: 2,500		
Total Bedrooms: 5		List Price Sqft: 95.6		
Baths - Total: 2		Total Finished SqFt (All Levels): 2,500		
Baths - Full: 2		Above Grade Fin SqFt: 2,500		
Baths - Half: 0		Above Grade UnFin SqFt: 0		
Sign on Property: Yes		Below Grade Fin SqFt: 0		
Aprx Year Built: 1973		Below Grade UnFin SqFt: 0		
		SqFt Provided By: Agent		
		Aprx Lot Size (Acres): 0.52		
		Lot Size Provided By: Assessor		
		Entry: Walk In		
		Lake/River: None		
		Waterfront/View: None		
Elementary School: Branson Cedar Ridge		Inside City Limits: Yes		
Middle School: Branson		New or Under Const/Alt: No		
High School: Branson		Foreclosure/Short Sale: No		

Directions: From Highway 65, go west on Hwy 248/Shepherd of Hills Exp, Left on South Drive into Branson North Subdivision to right on Stone Ridge (3rd street) to 4th house on right. Sign.
Legal Description: BRANSON NORTH - 1ST ADD LT 6 BLK 4; CITY OF BRANSON

Marketing Remarks: GREAT family home. Two tiered living area has a large fireplace with gas logs and a pool table that stays. One bedroom area is used as a large office/studio and one as a TV/theatre room but both have windows and closets. Don't let the age of this home deter you! It has been lovingly maintained and tastefully updated. All floor coverings have been upgraded during sellers' ownership. Kitchen and both baths have been beautifully remodeled. Master bath includes heated tile flooring. LARGE, shaded deck walks out into park-like, near level, fenced back yard. (NOTE: Jacuzzi on back deck has not worked during current sellers' ownership and is not warranted.) SELLER IS OFFERING A 1 YEAR HMS HOME WARRANTY PLAN.

Room Name	Room Level	Aprx Room Sizes	Room Name	Room Level	Aprx Room Sizes
Entry/Foyer	1	8'6" x 6'	Master Bath	2	11'3" X 4'10"
Great Room	1	32'4" x 19'7"	Bedroom 2	2	11'6" X 10'
Kitchen	1	17'2" X 8'8"	Bedroom 3	2	13'11" X 11'6"
Formal Dining Room	1	16' X 8'10"	Bedroom 4	1	16'8" X 11'10" (Study)
Master Bedroom	2	14'11" X 12'10"	Bedroom 5	1	19'7" x 15'8" (Theatre Room)
			Full Bath	2	11'3" x 6'8"

Features	Construction & Utilities	Other	Fees and HOA Info
Appliances: Dishwasher; Disposal; Free Standing Stove: Electric; Icemaker; Microwave; Refrigerator Basement Type: Basement: No Dining: Formal Dining; Kitchen Bar Exterior Extras: Cable Available; Curbs; Deck; Gutters & Downspouts Equipment: Propane Tank-Leased Fireplace Location: Great Room Fencing: Chain Link FP Type/Amenities: Gas Logs; Stone Garage/Parking: 2 Car Attached Garage Interior Amenities: Cable TV; Counters - Granite; Counters - Laminate; Counters - Marble; Drapes/Curtains-Partial; High Speed Internet; Skylight; W/D Hookup Other Rooms: Foyer Road Frontage: City Street Section: 29 Township: 23 Windows: Double Pane	Architecture: Split-Level; Traditional Exterior Material: Stone; Wood Flooring: Carpet; Hardwood; Tile - Ceramic; Tile - Marble Cooling: Ceiling Fans; Central; Heat Pump Cooling Source: Electric Gas: Propane/Leased Heating Source: Electric Heating: Base Board; Central; Fireplace; Heat Pump; Space Heater Lot: Landscaping; Level; Paved Frontage; Trees; Wooded Roofing Material: Composition Road Surface: Street - Asphalt; Drive - Concrete Sewer: City Sewer Water Heater: Water Heater - Electric Water: City Water	Documents: Aerial Map; Aerial Photo; Disclosure; Disclosure - Lead Base Paint; Other - See Remarks Flood Insurance: Not Required Listing Info: Fire District: Branson Possession: At Closing Warranty Type: Furnished By Seller Tax Year: 2016 Tax ID: 08-9.0-29-000-000-057.000 RE Tax Provided By: Assessor Records Real Estate Tax: 1,194.84 Vacation Rental: No	HOA Dues: \$25.00 HOA Dues Period: Yearly Association Includes: Other

	Sue Andersen Sue Andersen Realty 763 Eagle Rock Road Branson, MO 65616 417-334-8152 sue@sueandersenrealty.com http://www.sueandersenrealty.com License #: 1999004953	Property Sub-Type: Single Family Sign on Property: Yes	Begin Date: 10/18/2017 Cumulative DOM: 89
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