

R 340748A

117 Ryan Court, Branson, MO 65616

\$199,500 

County: Taney
Subdiv: Horizon Hills
Lake/River:
Res Type: Single Family

Area Location: WCT
Inside City: No
Water View/Frnt: None
Levels: 1

Yr Built: 1996
SqFt. Range: 2600 - 2799
Bedrooms: 3
Full Baths: 2
Half-Baths: 0
SQFT Garage: 456
Covenants: Yes
Zoning:
Lot Dim: 112x132x167x55 Approx

YB Src: Assessor
SqFt. Source: Assessor
Total Baths: 2
3/4 Baths: 0
Fireplaces: 1
Total Acres:
Restrictions: Yes

Tax ID: 07-6.0-14-004-003-052.000**Tax Amnt:** \$**Tax Year:** 2010

HOA: Yes	HOA \$: \$510	Dues Period: Yr	Elec. Supplier: White River Valley
Condo: No	Condo Fees \$: \$	Fee Period:	Avg. Electric: \$
Spec. Assmt:	Spec. Assmt \$: \$	Assmt. Period:	Dock/Slip Permit:
Dock/Slip:	Dock/Slip Type:	Dock/Slip Size:	
Dock/Slip Agmt:	Dock Fee \$: \$	Dues Period:	

	<u>Lvl 1</u>	<u>Upper</u>	<u>Bsmt</u>	<u>Other</u>
Fin. SqFt:	1472	0	0	1176
Unfin SqFt:	0	0	0	0

<u>Room</u>	<u>Dimensions</u>	<u>Level</u>	<u>Room</u>	<u>Dimensions</u>	<u>Level</u>
1: Living Room	18 x 15'6"	M	7: Bedroom	13'6" x 11	M
2: Dining Room	15 x 9'6"	M	8: Bathroom	11 x 5	M
3: Kitchen	18 x 9'6"	M	9: Pool Room	34'6"x27'2"	M
4: Master Bedroom	15 x 12	M	10:		
5: Master Bath	17 x 8	M	11:		
6: Bedroom	13 x 11	M	12:		

Interior Feat: Cable TV , Ceilings - Cathedral , Central Vacuum , Counters - Laminate , Hot Tub , Jetted Tub , Smoke Detector(s) , Wash/Dry Hookup , Wet Bar

Exterior Feat: Entry - Walk In , Hot Tub , Pool - Enclosed , Pool - Heated , Pool - In Ground , Propane Tank Leased , Window - Thermopane

Appliances: Dishwasher , Disposal , Hood/Fan , Microwave-Built In , Oven/Range-Elec , Refrigerator , Water Heater - Elec

Comm. Amen: Playground

Style: Ranch	Schools: Branson
Heating: Heat Pump	Cooling: Central Electric , Heat Pump
Construction: Brick , Frame , Vinyl	Roof: Composition Shingle
Bsmt/Foundation: Crawl Space	Attic: Crawl Opening
Garage/Parking: 2 Car Attached Garage	Water/Sewer: Sewer-Community , Water-Community
Flooring: Carpet , Hardwood , Tile - Ceramic	Other Rooms: Foyer
Fireplace: Masonry	Porch/Patio/Deck: Deck , Porch
Lot Description: Level	Boat Dock:
Street/Drive: Street - Asphalt , Drive - Concrete	Fencing: Chain Link , Fencing-Partial
Docs on File:	

Remarks: This is definitely an "A List" property. Beautifully designed open and light floor plan. Delightful kitchen and dining area. Hardwood and tile flooring lend to elegance and easy care. French doors open from living room into 34 x 27 indoor swimming pool/hot tub area with bar, wood burning fireplace and access to outdoor deck and fenced back yard. Meticulously maintained!!

Directions: Hwy 248 to lt. on Sycamore Church Rd., right on Meadowridge North to right on Ryan Court to sign on left.



Prepared For You By:

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--- Information is not guaranteed ---

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