

# REAL ESTATE AUCTION

## *Lake Home at The Peninsula*

218 Rockyview Lane • Shell Knob, Missouri 65747

### PROPERTY INFORMATION

<b>Location:</b>	<b>218 Rockyview Lane, Shell Knob, Missouri 65747</b>
<b>Country:</b>	<b>Stone</b>
<b>Property Type:</b>	<b>Lake Home</b>
<b>Bedrooms &amp; Baths:</b>	<b>3-4 Bedrooms / 2.5 Baths</b>
<b>Levels:</b>	<b>3 levels (Tri-Level)</b>
<b>Exterior:</b>	<b>Stone &amp; Vinyl Siding</b>
<b>Square Footage:</b>	<b>2,450 Sq. Ft.</b>
<b>Garage:</b>	<b>Attached 2 Car Garage</b>
<b>Real Estate Taxes:</b>	<b>\$1,367.85</b>
<b>Electric:</b>	<b>Carroll Electric</b>
<b>Water:</b>	<b>2 Private Wells Owned &amp; Maintained by HOA</b>
<b>Sewer:</b>	<b>HOA maintained sewage system</b>
<b>Utilities:</b>	<b>\$80.00 - average monthly</b>
<b>School Systems:</b>	<b>Shell Knob (K-8) Cassville (9-12)</b>
<b>Fire Department:</b>	<b>Stone County Fire District</b>
<b>Security:</b>	<b>Stone County Sheriff's Department</b>
<b>HOA:</b>	<b>\$700.00/year - Inclusions in Notes</b>
<b>Lot Location:</b>	<b>50A</b>

#### Notes:

New Roof in October of 2014—shingles; gutter guards replaced; new gutters and downspouts

HOA Inclusions: Water, sewage/septic, mowing of air strip, tennis courts, basketball court, playground, and road maintenance.

Community dock with 24 slips: 10' x 24' slip available for purchase



A PREMIER REAL ESTATE AUCTION FIRM