

# REAL ESTATE AUCTION

## *Lake Home at Edgewater Cove*

Route 2 Box 2248, Hermitage, MO 65668

### PROPERTY INFORMATION

Location:	Route 2 Box 2248, Hermitage, MO 65668
County:	Hickory
Property Type:	Residential
Subdivision:	Edgewater Cove
Bedrooms & Baths:	3 Bedrooms / 2 Bathrooms
Year Constructed:	1984
Exterior:	Maintenance Free Vinyl
Roof:	Asphalt Shingles
Square Footage:	2,094 +/- Sq. Ft.
Garage:	2 Car Attached Garage
Lot Size:	156'x105' (Lot 10 & Part of Lot 7)
Outbuildings:	10'x18' Storage Shed with Electric 2 Car Ports (12'x41' & 21'x18')
Real Estate Taxes:	\$579.38 (2014)
Electric:	\$70/mo +/- Provided by Southwest Electric
Gas:	N/A
Water:	County Water Provided by Rural Water District
Sewer:	Private Septic System
School Systems:	Hermitage R-IV School District
Fire Department:	Hickory County Fire Department
Security:	Hickory County Sheriff's Department

#### AUCTIONEER'S NOTE:

Located just outside the city limits of Hermitage, MO, this 3BR/2BA lake home is within a few yards of Pomme De Terre Lake, where you'll find a convenient and private new dock (18'x24') with a 10'x20' slip. The well kept-home features two new large decks located on the front and back of the home as well as new doors and windows throughout.

This nice lake home is in excellent, clean and move in condition! It's conveniently located on the outskirts of Hermitage at Edge Water Cove with inspiring lake views and only minutes from Lucas Oil Speedway. This will be an opportunity to purchase your perfect lake home on Pomme De Terre Lake at YOUR price! Please call the auction office with any questions at 417.753.7653. Thank you for your interest in the Lake Home at Edge Water Cove!

