

# REAL ESTATE AUCTION

## *Hacienda on Taneycomo*

306 Palisade Drive Forsyth, MO 65653

### PROPERTY INFORMATION

<b>Location:</b>	<b>306 Palisade Drive, Forsyth, MO 65653</b>
<b>County:</b>	<b>Taney (outside Forsyth city limits)</b>
<b>Property Type:</b>	<b>Residential</b>
<b>Year Constructed:</b>	<b>1993</b>
<b>Square Footage:</b>	<b>5,061 sq. ft. • 4BR/5BA</b>
<b>Outbuildings:</b>	<b>None</b>
<b>Acreage Size:</b>	<b>3.08 Acres</b>
<b>Real Estate Taxes:</b>	<b>\$2,133.03 (2013)</b>
<b>Phone:</b>	<b>Available</b>
<b>Electric:</b>	<b>Provided by Empire Electric</b>
<b>Gas:</b>	<b>Leased Propane Tank/Provided by Serrel Gas (\$42+/yr)</b>
<b>Water:</b>	<b>City Water</b>
<b>Sewer:</b>	<b>Private Septic - City Sewer Available</b>
<b>School Systems:</b>	<b>Forsyth School System</b>
<b>Fire Department:</b>	<b>Central Fire District</b>
<b>Security:</b>	<b>Taney County Sheriff's Department</b>

#### **AUCTIONEERS NOTE:**

Located on Palisade Drive in Forsyth, MO - this 5,061 sq. ft. lakefront home is a MUST SEE. The Hacienda on Taneycomo sits on just over three acres. The beautiful home is 2 levels, including a ground floor master suite and a large, finished walkout basement. The outside of the home boasts a Spanish style with its Stucco exterior and Spanish style roof. Inside the home, the floors consist of my mostly tile throughout. The walk-in level of the home consists of the kitchen, living area with a fabulous walkout lake-view deck, washer and dryer room, hallway with large closets, master bedroom and bath, two additional guest rooms, dining room and a separate full bath. The finished basement has two additional guest rooms, a small sitting area with a wall-to-ceiling divider, a full second kitchen that opens up to a large den area, and both a full and half bath. This beautiful lake home has a 2-car garage as well as long driveway with plenty of additional parking space. This will truly be a once in a lifetime opportunity to purchase such a fabulous lake front home at YOUR PRICE!

