

1478 SAN JOSE DR., OSAGE BEACH, MO 65065

In proud cooperation with **RE/MAX**  
LAKE OF THE OZARKS



*3-Acre Lakefront Estate*  
**AUCTION**

**SATURDAY, MAY 2<sup>nd</sup>, 1:00 PM**

*Private Point with 820' of Shoreline & 10,000sf Custom Home!*

Perfectly situated in a private cove with stunning channel views, this point location is the ultimate in lake living. Unique 10,000sf home offers every amenity and is surrounded by exquisite landscaping and breathtaking natural beauty.



**CATES AUCTION & REALTY CO., INC.**  
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TOLL FREE 877.781.1134 [www.CatesAuction.com](http://www.CatesAuction.com)

# 3-ACRE LAKE FRONT ESTATE AUCTION

## *The Lake of the Ozarks*

Recognized for its year-round beauty and miles of privately owned shoreline, Lake of the Ozarks is known as the Midwest's premier lake resort destination. It offers world-class boating, fishing, shopping, and dining opportunities. Top notch golf courses, parks, and other recreational activities add to its universal appeal. This stunning property is located just off Hwy. 54 in the popular Osage Beach area of the Lake.



## FAST FACTS:

- 2.9 acre gated point
- Cove location with full channel views
- 10,000 sq. foot home with 7+ bedrooms
- Amenities include 2-well dock, pool, fountains, and much more
- More pictures, details, documents & terms at [www.CatesAuction.com](http://www.CatesAuction.com)
- Open house events: April 11<sup>th</sup>, 18<sup>th</sup>, 19<sup>th</sup>, 25<sup>th</sup> & 26<sup>th</sup>, 12-2pm
- Auction: Saturday, May 2<sup>nd</sup> at 1:00

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## *The Auction Opportunity*

Why settle for an ordinary lakefront lot when you can own the whole point? This nearly 3 acre estate offers the ultimate in lake living. Whether you're experiencing the thrill of standing on the point or the serenity of strolling the park-like grounds, it's clear that this property affords a lifestyle unmatched at the Lake of the Ozarks. The gently sloping land is partially wooded, artfully terraced and beautifully landscaped. With its private cove setting, channel views and 820 feet of shoreline, it is simply the perfect setting.



**Bid live onsite, live online, or live in Kansas City!**

# 1478 SAN JOSE DR., OSAGE BEACH, MO 65065



BEAUTIFUL POINT VIEWS



ENTERTAINER'S DREAM



LAKEVIEW SPA



LOWER KITCHEN

## Main Floor

- **ENTRANCE GALLERY (VERANDA/ARCADE):** Grand entrance through arched portico leads to handmade mahogany/leaded glass doors with matching sidelights and transoms. Mexican stone floor, elaborate tin ceilings with unique ceiling fans. Arched windows and glass doors access the Plaza.
- **BREEZEWAY KITCHEN/BAR:** Entertainer's dream with lake views on both sides! Situated between the Pool and Plaza, features wrap-around Mexican tiled bar with seating for 8, lake view dining area, professional gas stove by Garland and grill by Firemagic. Dazzling 8x11 mirrored wall mosaic and artful amber glass pendant lighting.
- **PLAZA/COURTYARD:** 26x45; The ultimate party setting overlooks the lake with two-tiered stone fountain in center, brick flooring, and architectural concrete balustrades. Opens to Entrance Gallery and Breezeway Kitchen. Lake access.
- **WHIRLPOOL AREA:** Indoor convenience with outdoor feel. Glass walls overlook the pool and lake. Also accessed from Master Bedroom.
- **FOYER:** 15x10; Marble floors, tasteful faux stone walls, mirrored coffered ceiling, leaded glass entry door with leaded glass sidelights. Opens to dining room, double leaded glass door entry to Main Kitchen, and arched entry to living area.
- **DINING ROOM:** 15x11; Marble floors, tasteful faux stone walls, crystal chandelier, arched pass-thru to Main Kitchen, access to laundry room & apartment. Looks out to Plaza.
- **MAIN KITCHEN:** Stunning channel views. Bleached cabinets, solid surface counters, tile floor, double ovens, side-by-side refrigerator w/paneled front, desk, TV area, wine storage, double sink (overlooking lake) with Moen fixtures and instant hot water tap. Tiled backsplash, tiled island with smooth surface Whirlpool cook top. Arched pass-thru to Dining Room. Informal dining area with double doors to deck.
- **GREAT ROOM:** 25x23; Large arched entry to gracious entertaining and living area with soaring 16' ceilings, double wall of windows, suspended walkway (3 sides), breathtaking point views, double door access to deck.
- **FULL BATH:** Tiled floors, beautiful "Artists Edition" painted sink by Kohler. Large linen closet.
- **BEDROOM:** Overlooks Entrance Gallery, wonderful built-in window surround bookcase, boudoir chandelier.
- **MASTER BEDROOM:** Elevated box ceiling with ornate ceiling fan set off by heavy wood molding. Crown molding with recessed lighting. Plantation shutters. Remarkable lake views from 2 sides, plus French door access to martini deck.
- **MASTER BATH:** Marble floors and counters, brass fixtures, two-tone maple cabinets, box ceiling with ambient lighting, stained glass windows, large open marble shower with double fixtures, large Kohler jetted tub with handheld spray, his & hers sinks with lighted mirrors, makeup area, low profile Kohler toilet and bidet. Large dressing area with walls of mirror-front closets and additional large walk-in closet with built-in storage. French doors access glassed-in whirlpool room and pool beyond.
- **UTILITY KITCHEN:** Stone floor, range/oven, side-by-side refrigerator, HALF BATH, linen closet, finished and unfinished storage/shelving areas, access to Garage 1.
- **GARAGE #1:** Divided 2-car, black & white checkered floors, closets, extensive shelving.
- **GARAGE #2:** Detached extra deep 2-car, attached greenhouse area.
- **APARTMENT:** Living Room, Kitchen, Bedroom and Bath. Accessed from home or by private entrance. Completely updated and perfect for in-laws, staff, or even an office suite.

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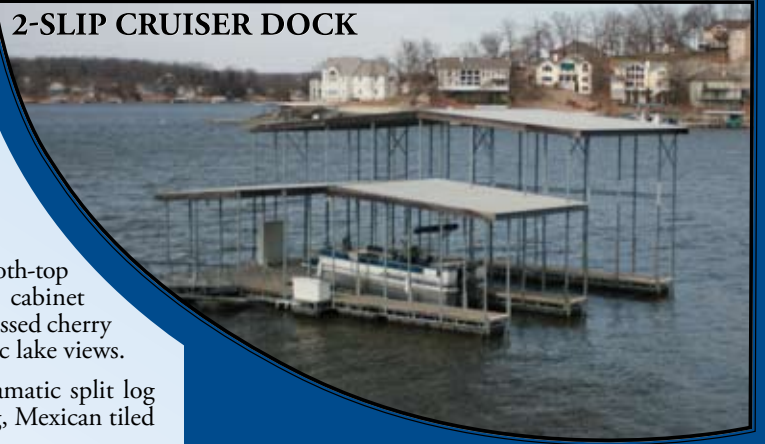
## Upper Level

- **CATWALK:** Overlooking Great Room. Unparalleled point views in 3 directions.
- **OFFICE:** 20x23; Cherry built-in desk and wall of bookcases. Includes **FULL BATH**.
- **BEDROOM/BONUS ROOM:** 23x15; Arched ceiling, walk-in cedar closet.
- **CRAFT/HOBBY ROOM:** 20x33; Abundant lighting, built-in desk, extensive cabinets, counters, closets, and storage space. Kitchen area w/double sink, built-in microwave, mini-fridge. TV wall mount. Back stair access to main floor.



LAKESIDE POOL

## 2-SLIP CRUISER DOCK



## Lower Level

- **LOWER KITCHEN:** Sub-zero refrigerator with cabinet front. Smooth-top Jenn Air cooktop, oven, and icemaker. Maytag dishwasher with cabinet front. Built-in microwave. Solid surface and granite counters, distressed cherry cabinets with unique brass hardware. Eat-in dining area w/fantastic lake views.
- **FAMILY ROOM:** 19x29; Exceptional lake views on 3 sides, dramatic split log stairs and ceiling detail, textured plaster walls with bullnose edging, Mexican tiled floor, access to 2 lake-view patios and dock.
- **MEDIA ROOM:** 16x18; Surround sound, built-in storage and display niches.
- **FULL BATH**
- **HALL BATH:** Unique art niche and claw foot tub.
- **BEDROOM:** 12x9; Built-in bookshelves, wall sconce, lake view, access to hall bath.
- **BEDROOM:** 14x10; lake views on 2 sides, ceiling fan
- **BEDROOM:** 14x10; lake view, ceiling fan
- **STORAGE/MECHANICAL ROOM:** Washer/dryer hookups
- **GARAGE #3:** 2-car, lake views, built-in cabinets and counters.

## Dock

- 18x48 cruiser slip
- 12x36 slip with lift
- Concrete deck
- Fresh water cleaning station
- Storage locker
- Lighted ramp

## Pool

- Lakeside location overlooking both cove and channel
- 20x35 heated
- Large stucco wood-burning fireplace
- Terraced brick-paved decks
- Lighted side pool with fountain
- Stone & wood arborary/pavilion
- Outdoor shower

## Additional Features

## Notes

- 10,000 square foot custom home with apartment
- 6 garage spaces plus additional ancillary parking spaces
- Security system
- Central vacuum system
- Elaborate interior and exterior lighting treatments
- Lighted art niches
- Brick exterior with tile roof
- Observation deck leading to dock
- Multiple tiled decks and patios with unobstructed cove and channel views
- Extensive professional landscaping with irrigation system
- 2.9 gently sloping acres
- Fully equipped playground/park area with lake views
- Three beautiful fountains
- Impressive gated entry and fenced property line
- Magnificent views on 3 sides of property

PRE-AUCTION OFFERS ENCOURAGED! Call for Details

# PRIVATE POINT WITH 820' OF SHORELINE



## 3 EASY WAYS TO BID!

1. **Live On-Site.** *Register and bid at the property.*
2. **Live Online.** *See [www.CatesAuction.com](http://www.CatesAuction.com) for details and terms. Advance registration required.*
3. **Live in Kansas City.** *Register and bid at the Cates office.*



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## *Auctioneer's Note*

The trustee's decision to sell this stunning estate at auction presents you with an extremely rare chance to own a truly unique lake property. We are pleased to be partnering with RE/MAX Lake of the Ozarks for this one-of-a-kind opportunity. There are many excellent choices available to buyers at the Lake, but none can match the combination of location, convenience, acreage, privacy, and exclusivity of this beautiful cove-protected point setting. Whether you choose to keep the lovely home, build your dream home, or even sub-divide, it's up to you when you are the high bidder. **There's no better time to buy than now and there's no better opportunity than auction!** Join us on May 2<sup>nd</sup> if you want to be the fortunate new owner of this remarkable property.

Sincerely,

Jeff Cates  
President & Chief Auctioneer



PRIVATE 3-ACRE PARK



BEAUTIFUL LANDSCAPING



OUTDOOR FIREPLACE



POOLSIDE TERRACE

## NEW TO AUCTION?

### 4 QUICK TIPS:

1. **Research** the property and auction terms at [www.CatesAuction.com](http://www.CatesAuction.com). Be sure to download the "Property Information Package".
2. **Attend** an open house event to tour the property and talk with auction representatives/agents.
3. **Ask** questions. Call toll free 1.877.781.1134 or email [Sold@CatesAuction.com](mailto:Sold@CatesAuction.com). We'll be glad to help!
4. **Come** prepared. You'll need your driver's license to bid and your earnest money deposit ready if you are the winning bidder.

**AGENTS: BRING YOUR BUYERS & EARN COMMISSION!**

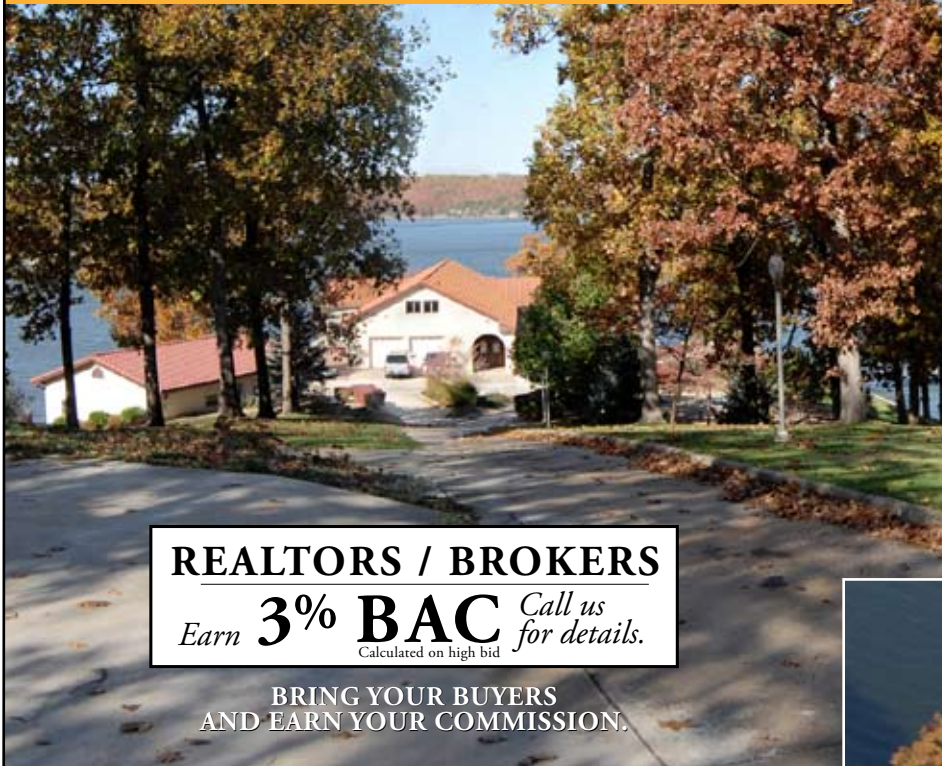
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### REALTORS / BROKERS

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AND EARN YOUR COMMISSION.

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### DIRECTIONS:

**FROM KANSAS CITY, MO & POINTS WEST:** US-71S to US-65S to US-54E. Turn west on Lake Rd. 54-63, south on Huntington, and west on San Jose Drive to the front gate. (approx. 3 hours)

**FROM ST. LOUIS, MO & POINTS EAST:** US-70W to US-54W. Turn west on Lake Rd. 54-63, south on Huntington, and west on San Jose Drive to the front gate. (approx. 3 hours)

**FROM SPRINGFIELD, MO & POINTS SOUTH:** I-44E to MO-5S to MO-5E (becomes MO-7) to MO-54E. Turn west on Lake Rd. 54-63, south on Huntington, and west on San Jose Drive to the front gate. (approx. 1.5 hours)

**FROM QUINCY, IL & POINTS NORTH:** US-24W to US-61S to MO-19S to US-54W. Turn west on Lake Rd. 54-63, south on Huntington, and west on San Jose Drive to the front gate. (approx. 3 hours)



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