

LAKEFRONT CONDO AUCTION

MORE THAN
\$10,000 IN
UPGRADES!

SATURDAY, JUNE 12TH, 1:30 PM

918 Tuscany Drive, Unit 4S, Bldg. 1 (*Palagio*), Camdenton, MO 65020

Property Directions: Hwy 5 to Pier 31 Road (5-89), 3.5 miles to Tuscany Drive. Top floor of building on right end.

UPSCALE TUSCANY CONDO WITH SLIPS, HOISTS & GARAGE!

Enjoy 3-mile views (unspoiled by docks!) from the screened decks of the living room and master bedroom. Lots of upgrades, vaulted ceilings, great loft & other special features. INCLUDES boat slip w/remote lift, double PWC slip w/lifts PLUS a garage! Beautiful complex w/all the amenities!

Open House: Sat & Sun, May 29th & 30th, June 5th & 6th; 12-2pm

UNIT DETAILS

- **Entry:** Tile floor, upgraded lighting
- **Kitchen:** Stainless steel Frigidaire appliances (*including side-by-side refrigerator w/dispenser*), black solid surface counters, upgraded oak cabinets, large pantry, 4-seat bar with upgraded pendant lighting, tile floor, lake views
- **Great Room:** Vaulted ceiling, corner gas fireplace with entertainment niche above, ceiling fan, wet bar w/solid surface counter and upgraded fixtures, deck access, unbelievable views
- **Master Bedroom:** Vaulted ceiling, unique bi-directional ceiling fan, corner walk-in closet, deck access, stunning views
- **Master Bath:** Double vanity w/solid surface counters, corner jetted tub, shower w/oversized rainhead fixture, tile floor
- **Bedroom:** Plantation blinds, ceiling fan, double-door closet (*houses upgraded water softener*)
- **Hall Bath:** Large solid surface counter, shower/tub combo, tile floor
- **Laundry:** Washer and dryer (*Frigidaire/Electrolux Gallery Series, Commercial Heavy Duty/Super Capacity w/sound silencer*)
- **Loft/Bedroom:** (400sf+) Plenty of space for game area & living room or great for a large 3rd bedroom w/sitting area. Walk-in closet, carpet, lake views
- **Loft Bath:** Solid surface counter, shower/tub combo, tile floor
- **Decks:** 9x16 & 5x14, fully screened, tile floor, unobstructed 3-mile views (*not overlooking docks!*)
- **Throughout:** Upgraded carpet, fixtures, paint, tile, finishing details. High-speed internet.

Fast Facts

- Auction Date: June 12th, 1:30pm
- Unit: 4S (2BR+loft, 3BA – top level)
- Includes: Boat slip w/lift, double PWC slip w/lift, 1-garage
- Previews: Weekends, May 29th & 30th, June 5th & 6th; 12-2pm
- Bidding: Live Onsite or Live Online (*requires advance registration*)
- MM: Osage 31
- Assessment: \$807/qr.
- 1-Year warranty included!



BID LIVE ONLINE AT WWW.CATESAUCTION.COM! *Advance registration required.*



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OPEN HOUSE: WEEKENDS, MAY 29TH & 30TH, JUNE 5TH & 6TH; 12-2PM

Also Selling June 12th



7,000SF CUSTOM HOME ON 5+ AC.
A beautiful custom-designed home in a picture perfect setting! Spacious rooms, soaring ceilings and walls of windows combine to maximize the country estate living experience. Relax in the backyard pool, play in the lake nearby, or just enjoy the quiet!

AUCTION TIME: 11:00 AM

107 Franchise Drive, Camdenton, MO 65020 / MLS# 3051203



LAKE-SIDE POOL



VAULTED GREAT ROOM



UPGRADED KITCHEN



HUGE LOFT W/BATH



1-CAR GARAGE



Tuscany *A prestigious address and relaxed lifestyle!*

This well-known and established complex offers owners the best of condo life at the Lake. True to its name, the development features a unique Mediterranean setting complete with lush landscaping, fountains, and flora. Top quality craftsmanship, unique architecture, and top-of-the-line materials set Tuscany apart from the myriad of ordinary condos around the Lake. Situated on a point where the Osage and Big Niangua meet, it commands outstanding views and allows easy boat and car access to great restaurants and entertainment. Other amenities include clubhouse, lake-side pool, lighted walkways, and an elevator. *Vacanze!*

3 EASY WAYS TO BUY!

1. Bid live on-site.
2. Bid live online.
3. Make an offer in advance.

Visit www.CatesAuction.com or call our office for details at 816-781-1134.

THIS COMPLETE CONDO PACKAGE INCLUDES:

- 1,744sf upgraded unit (w/warranty)
- Garage (#1)
- Boat slip – 12x32 (5/L1)
- Boat lift w/remote
- PWC slip – double (2/L9 & L10)
- Double PWC lift

VISIT WWW.CATESAUCTION.COM FOR COMPLETE TERMS AND CONDITIONS, DETAILED PROPERTY INFORMATION PACKAGE AND ADDITIONAL PICTURES.

Summary of Terms: 5% down day of sale. Balance in 30 days at closing. 10% buyers fee. Seller provides prelim. title commitment; buyer provides title insurance. Property sells as-is, free & clear of liens. Information deemed reliable but not guaranteed.

REALTORS / BROKERS

Earn **3% BAC** Offered on this property
Calculated on high bid



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