

Attention Investors!

Academy Commons Condos

\$390,000 includes 6 Units

165 Knowledge Ave. Units 1-4

170 Scholars Ct. Units 2 & 4



Six Condominium Units available in this package. All units have 3 bedrooms and 2 baths plus a detached one car garage. Open living room/kitchen floor plan. Well maintained complex just minutes from the Branson Landing with shopping, fishing, and walking trails on Lake Taneycomo. Monthly association fees include: Building insurance, trash, lawn care, snow removal, playground and exterior building maintenance.

- 6 Units
- 3 Bed 2 Bath
- 6 One Car Garages
- 1200 +/- SF/Unit
- MLS #
- \$390,000
- All Units Leased

Property Offered By:

Chris Vinton



Vinton Commercial Realty
1017 W Main St Hwy 76
Branson Missouri 65616
www.VintonRealty.com


Mobile: 417.861.6314
Phone: 417.334.9400
Fax: 417.973.0401
chris@ivalve.net

VINTON
COMMERCIAL REALTY

Customer Only Report

165 Knowledge Avenue Unit #: 1-4 Branson, MO 65616

\$390,000

	60096258	Residential For Sale	Condo/Townhome	Active
	Agreement Type: Exclusive Right To Sell County: Taney Subdivision: Academy Commons Total Bedrooms: 3 Baths - Total: 2 Baths - Full: 2 Baths - Half: 0 Sign on Property: No Aprx Year Built: 2007		List Price: \$390,000 Begin Date: 12/11/2017 Total SqFt: 1,200 List Price Sqft: 325 Total Finished SqFt (All Levels): 1,200 Above Grade Fin SqFt: 1,200 Above Grade UnFin SqFt: 0 Below Grade Fin SqFt: 0 Below Grade UnFin SqFt: 0 Aprx Lot Size (Acres): 0 Entry: Walk In Lake/River: None Waterfront/View: None	
Elementary School: Branson Middle School: Branson High School: Branson		Inside City Limits: Yes Foreclosure/Short Sale: No		

Directions: Business 65 to Taneycomo Bridge, take round about and go East toward Forsyth approximately 1 mile to Condos on right.

Legal Description: Academy Commons Condominiums UN 4 BLD 3 Also Garage #4 along together with 170 Scholar Building 3 Unit 2 and Unit 4. All 6 units contain a garage unit. Legal on title shall govern.

Marketing Remarks: 6 Units available as a package deal. 165 Knowledge Ave Units 1-4 and 170 Scholars Ct. Units 2 & 4. Each bedroom is 3 bedroom 2 bath with a detached one car garage. Open living room/kitchen floor plan. Very close to the Branson Landing and Lake Taneycomo. Low monthly association fees include: Building insurance, trash, lawn care, snow removal, playground and exterior building maintenance. ***Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Room Name	Room Level	Aprx Room Sizes	Room Name	Room Level	Aprx Room Sizes
Living Room	1	18 x 11	Master Bath	1	10 x 6
Kitchen/Dining Area	1	10.7 x 11.6	Bedroom 2	1	11 x 11
Master Bedroom	1	12 x 11	Bedroom 3	1	11 x 10
			Guest Bath	1	9.6 x 6

Features	Construction & Utilities	Other	Fees and HOA Info
Basement Type: Basement: No Dining: Living/Dining Combo FP Type/Amenities: None Garage/Parking: 1 Car Attached Garage Interior Amenities: Cable TV Section: 34 Township: 23 Utility Room: Main Floor View: City; Mountain Windows: Double Pane	Architecture: Condo Exterior Material: Vinyl Flooring: Carpet; Vinyl Cooling: Ceiling Fans; Central Cooling Source: Electric Gas: None Heating Source: Electric Heating: Central; Heat Pump Lot: None Roofing Material: Composition Sewer: City Sewer Water Heater: Water Heater - Electric Water: City Water	Possession: At Closing Will Sell: Cash Tax Year: 2016 Tax ID: 08.8.0-34-000-000-034.214 Real Estate Tax: 589.24 Vacation Rental: No	COA Dues: 93.50 COA Dues Period: Quarterly Association Includes: Building Insurance; Children's Play Area; Common Area Maintenance; Lawn; Snow Removal; Trash Service

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 chris@ivalve.net http://www.VintonRealty.com License #: 2003020919	Property Sub-Type: Condo/Townhome Sign on Property: No	Begin Date: 12/11/2017 Cumulative DOM: 0
--	---	---

Information is deemed to be reliable, but is not guaranteed. © 2017 MLS and FBS. Prepared by Christopher Vinton on Monday, December 11, 2017 1:50 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com
* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com
* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.