

# 145 SHORELINE ACRES DRIVE, CAMDENTON

## EXTERIOR HOME FEATURES

- LP Smartside Siding in board and batton and shake style painted with a Sherwin Williams Duration paint
- Centurion cultured ledge stone with water sill
- Trex Signature composite decking
- Owens Corning architectural shingles with metal roof accents
- Anderson 100 series windows & doors
- Solid knotty alder  $\frac{3}{4}$  lite, 8' tall with divided light front door
- All outdoor ceilings are wood tongue & groove
- Soffit cans for outdoor accent lighting
- Outdoor cameras for home security around perimeter
- Screen room on upper deck off living room
- Grill deck set up with propane for easy tie in to gas grill
- Landscape lighting for walkways & cart paths
- Rock landscaped yard for low maintenance
- Level driveway with cart path to pool & dock



## INTERIOR HOME FEATURES

- Hardwood flooring in all main areas and master bedroom
- Custom tile showers throughout
- Carpet in all spare bedrooms & closets
- Heated floors in all full bathrooms with programmable thermostats
- Accent night lighting on stairs, in bathrooms, master closet, & laundry room on main level
- Custom cabinest throughout with soft close on all doors & drawers also to include custom master closet cabinetry
- A mixture of Quartz & Granite countertops throughout

# INTERIOR HOME FEATURES

- Upgraded KitchenAid stainless steel appliances in the kitchen/butler's pantry to include
  - 48" gas oven
  - Built in microwave
  - Dishwasher
  - 2 French door refrigerators,
  - Under counter ice maker
- Custom wood hood and commercial vent above oven
- Lower level entertainer's kitchen to include full size sink with dishwasher, full size fridge and built in microwave along with two beverage centers in side bar
- Whole-home audio set up with 12 zones to include the main living room, kitchen upper deck, upper screen room, lower deck, pool area, garage, master suite, master bath, dining room, and lower level living room
- Hardwired internet to each tv location along with two access points for upstairs and downstairs



- CoMo fiber internet
- Custom trim package with solid interior doors
- 2x6 exterior wall framing with engineered floor trusses & roof trusses
- Cellulose insulation with mold treatment & bug treatment to include most interior walls
- Floor insulation system from main level to lower level. Attic insulation to be R-49 main house and R-30 over garage
- 3-car garage with Classica 3000 doors with commercial-grade side mount operators & option to control remotely via WiFi
- Two 42" fireplaces with 28K BTU rating - one upstairs, one downstairs
- Two on-demand 200K BTU water heaters zoned for best performance with built in recirculating pumps for instant hot water throughout
- One 5-ton heat pump furnace with propane back-up zoned for each level with 2 thermostats
- Whole-home water filter & water softner
- Softened garage spigot with hot & cold water to wash vehicles with
- Washer & dryer hook-up in lower level mechanical room
- Pool bathroom and equipment room right off the pool deck, which doubles as a safe room fully encased in concrete



Upcoming Open House: **Public: Sat May 17, 11:00AM-1:00PM**  
Single Family Detached  
3563331 **Active**

**Lot 1 Tuscany Dr**  
**Camdenton, MO 65020**

List: **\$2,399,000**



County:	<b>Camden</b>	MM Area:	<b>Big Niangua</b>
School:	<b>Camdenton</b>	MM #:	<b>1</b>
Sub/Vil/Proj:	<b>The Estates at Tuscany</b>	Area:	<b>F</b>
Yr Blt:	<b>2024</b>	Yr Rem/Updt:	<b>Acres: 0.47</b>
Lot Dim:	<b>149x116x100x249</b>	LakeFrnt:	<b>100</b>
Location:	<b>Lakefront</b>	Rd Frnt:	<b>149</b>
Hwy Accs:	<b>No</b>	Garage:	<b>Yes</b>
# Gar Spc:	<b>3</b>	F/H Bath:	<b>4/1</b>
1 Lvl Liv:	<b>No</b>	Tot Bath:	<b>5</b>
Apx SF/Src:	<b>4,600/Floor Plans/Blueprints</b>		
Apx Fin SF:	<b>4,600</b>	Apx UnF SF:	<b>0</b>
Foreclosure:	<b>No</b>	Lien Holder Appr Req:	<b>No</b>
Internet Provider:	<b>Co-Mo</b>		
Roof:		Fuel:	<b>Electric</b>
Water:	<b>Complex Water</b>	Sewer:	<b>Central Sewer</b>
Rnt Allowed:		Rent Typ Allow:	<b>None</b>
Vac Rent YN:	<b>No</b>	Rent History YN:	<b>No</b>
55+ Housing YN:			

Remarks: **Introducing The Estates At Tuscany, an exclusive lakefront haven by Ancell Construction where privacy meets luxury. Nestled within this exquisite development are just 9 carefully curated lakefront lots, ensuring a truly unique opportunity. Lot 1 offers a 4 bed, 4.5 bath home on .47 acres with 100' of stunning lake frontage, allowing you to bask in the tranquility of the beautiful Lake of the Ozarks like never before. Almost level driveways, access to your private dock, and a fantastic pool overlooking panoramic lake views make this home unlike others in the area. Quality construction by well-known Ancell Homes & top-of-the-line finishes make this an opportunity you can't pass up. Immerse yourself in all the lake has to offer with your private escape at The Estates At Tuscany.**

#### Waterfront Features

Dock/Slip:	<b>Available</b>	Dock Permit:		# Slips:		Dockable Y/N:	<b>Yes</b>
PWC Slip:		#PWC Slps:	<b>0</b>	#PWC Lift:		Seawall Y/N:	
Seawall Permit:		Accessory Prmt:		Pump Permit:		Ramp Permit:	
Pier Permit:		Rip Rap Y/N:		Rip Rap Permit:		Ameren User Fee YN:	<b>No</b>
Other Bank Stabilization:				Other Bank Stabilization Permit:			
Dock:	<b>None</b>						
Wtrfrnt Feat:	<b>Cove Location, Main Channel View</b>						
Wtrfrnt Prmts:							

#### Features

Rent Allwd:	<b>None</b>		
Style:	<b>2 Story, Walkout Lower Level</b>		
Interior:	<b>Attic, Basement, Cable, Ceiling Fan(s), Coffered/Tray Ceilings, Custom Cabinets, Fireplace, Furnished-No, Tile Floor, Vaulted Ceiling(s), Walk-In Closet, Walk-In Shower, Wet Bar</b>		
Exterior:	<b>Deck, Deck Covered, Deck Open, Deck Screened, Patio, Patio-Covered, Pool Private, Porch, Screened Porch, Seawall</b>		
Dock:	<b>None</b>		
Appliances:	<b>Built-In Double Oven, Cooktop, Dishwasher, Garbage Disposal, Icemaker, Microwave, Refrigerator, Water Soft. Owned</b>		
Possible Use:	<b>Residential</b>	Ext Const:	<b>Cultured Stone, Smart Siding</b>
Heating:	<b>Forced Air Electric</b>	AC:	<b>Central Air</b>
Drive/Pkg:	<b>Concrete</b>		
Garage/Pkg:	<b>Attached</b>	Fireplace:	<b>1, Gas</b>
Financing:			
Prop Feat:	<b>Internet Available, Level, Moderate, View</b>		
St Const:	<b>Blacktop/Asphalt</b>		
Subdiv:	<b>Data Or Internet, Sewer, Water/Well</b>		
Assmt Inc:	<b>Road, Sewer, Water</b>		
Foundation:	<b>Basement</b>	Basement:	<b>Finished</b>
Waterfront:	<b>Cove Location, Main Channel View</b>		
Green Feat:	<b>Tankless Water Heater</b>		
Cov/Restrct:	<b>Subdivision</b>		
Wheelchair:	<b>Safe Emergency Egress from Home</b>		

Directions: **From Rte. 5: Take the MO-5Bus/Pier 31 Rd exit toward Camdenton & turn onto Pier Thirty One Rd. After 2.6 mi. stay left onto Lake Rd/Pier Thirty One Rd. After .5 mi. turn left onto Tuscany Dr. Development will be on your left - look for large sign.**

Location of Lake Access: **Just steps from your back patio!**

Legal: **Lot 1 of The Estates of Tuscany; Camden County, MO (Exact Legal to Govern)**

Assmt Fee:	<b>\$0.00</b>	Spec Assmt:	<b>\$0.00</b>	Annl Taxes:	<b>\$0.00</b>	Ownership:	<b>Fee Simple</b>
Assmt Per:	<b>Year</b>	Spc Assm Per:		Tax Year:	<b>0</b>	Survey:	<b>Yes</b>
Parcel #:	<b>07803400000001002001</b>			Zoning Tp:	<b>Residential</b>		

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--The properties were selected from the MLS database by the agent listed herein, who may not be the listing agent --  
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DRAWING DATE: 06/05/2023  
REVISIONS: 06/13/2023  
DRAWN BY: S.B.  
SCALE: 1" = 50'  
PROJECT #: 23-140

ANCELL CONSTRUCTION, LLC  
PRELIMINARY SITE PLAN  
SECTIONS 34 & 35, TOWNSHIP 39W, RANGE 17N  
CAMDEN COUNTY, MO

MO Certificate of Authority No.  
E-2011027014  
SEAL  
Lee R. Schuman  
PE 2014000084

**MILLER COMPANIES**  
Engineering • Land Surveying • Environmental Services  
Eng. (573) 348-8798 Fax (573) 348-2894  
P.O. BOX 282, OSAGE BEACH, MO 65065  
www.millerco.com

**SHEET**  
**PLAN-01**



FILE LOCATION: \\MillerCo\_Share\Projects\AnceLL Construction\23140 Site Plan Road Revision 05.31.2023.dwg



# COMMUNITY AMENITIES

## NOT YET FINALIZED

THE ESTATES AT  
*Tuscany*  
proudly built by  
**ANCELL HOMES**

**Legend**  
Found Iron Pin  
Set Iron Pin  
Existing Inter. Contours  
Proposed Inter. Contours  
Lotline  
Right-of-Way

**NOTES:**  
1. This drawing is not a land survey.  
2. Measurements taken April 4, 2022.

