

**464 Cedar Heights Drive 3B**  
Camdenton, MO 65020



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MLS# 3586305



**\$265,000**

**2 Bedrooms | 2 Bathrooms | 1,050 Sqft**

Welcome to Cedar Heights Condominiums- A highly sought after and gated community located on the 13 Mile-Marker of the Big Niangua. This WALK-IN unit features NO STEPS from the parking lot & easy elevator access to the pool and dock! Inside, you'll find 2 Bedrooms, 2 Bathrooms and 1,050 sq ft of thoughtfully maintained living space with fresh paint throughout and newer LVP in the bedrooms. The condo comes mostly furnished (with just a few exclusions), allowing for a smooth transition. Enjoy relaxing on the covered screened in porch with a mix of lakeviews and woods overlooking one of the complexes three pools. Boating enthusiasts will love the included 12x36 boat slip the largest in the complex! Recent upgrades include a new HVAC system, water heater, stove, and microwave, giving you peace of mind for years to come. Ideally located between Old Kinderhook and Lake Valley, two of the Lake's most popular golf courses, and just minutes from Ha Ha Tonka State Park, dining hotspots, and waterfront attractions by both land and water. Plus, with short-term rentals allowed, this property presents an excellent investment opportunity! Don't miss this opportunity!



**MATT SMITH REAL ESTATE GROUP LLC**

EXP Realty, LLC

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