



# BRYANT AUCTION.COM



# LAKEFRONT HOME

Auction Held at Bryant Auction Facility • 335 N. Frontage Road (Hwy 54), Osage Beach, MO 65065

TUESDAY,  
JUNE 27<sup>TH</sup>, 2023  
NOON CST



# GORGEOUS 12MM LAKEFRONT HOME

130 Scenic Circle, Sunrise Beach, MO 65079

Auction Held at Bryant Auction Facility  
335 N. Frontage Road (Hwy 54), Osage Beach, MO 65065

**OPEN VIEWING AND INSPECTIONS:**  
**WEDNESDAY, MAY 31ST & JUNE 7TH, 4-6 PM &**  
**SATURDAY, JUNE 3RD, 10-NOON**

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- You know when it will sell.
- Multiple buyers not just one.
  - Price goes up not down.



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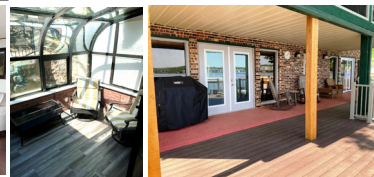
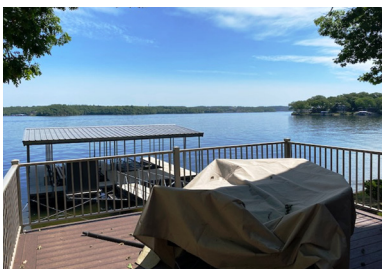
Remodeled with Brazilian hardwood floors, new rough water concrete 2 well dock with new 10,000 lbs. and 4,500 lbs. lifts! All new LED lighting, tankless hot water, new interior doors, new Aztek Harvest decking and aluminum railing, new Southwind cross-waved carpet, fresh paint, new light switches, new ceiling fans, new bathroom fixtures, new balcony, dock and more! All since 2021! Dock permitted and passed code inspection, 2 car garage, additional shop for wood working, storage, man cave-she shed.. Stunning view of the amazing Lake of the Ozarks! At the 12 Mile Marker!

Auctioneers Note: The home was purchased and remodeled for fun and relaxation. Unfortunately health has created a buying opportunity! This one represents what lake front living is at the Lake! It has it all!

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WEDNESDAY, MAY 31<sup>ST</sup> & JUNE 7<sup>TH</sup>, 4-6 PM • SATURDAY, JUNE 3<sup>RD</sup> 10-NOON

PRICED TO QUICK SELL! LAKEFRONT AS IT SHOULD BE, ACCESSIBLE!



MAKE THOSE OFFERS NOW!

DON'T MISS THIS ONE!

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All information was gathered from sources deemed to be reliable and believed to be correct, however, this information is not guaranteed by the Seller, Auctioneer or their agents. All Bidders are urged to do their own due diligence and verify all information including improvements, sizes, condition, and contaminants, including but not limited to, sewer system, water/well, lead and lead paint, asbestos, mold, or other environmental issues. Surveys, easements, inspections, appraisals, zoning compliance, flood zones, permits, association compliance, dockage, ingress and egress, incomes, revenue, and leases are the responsibility of the Buyer. This property is being sold "AS IS, WHERE IS, WITH NO WARRANTIES" and is not contingent on appraisal, financing, inspection, Seller concessions, Buyer contingencies or any other contingency that would affect the sale of this property. 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