



Property Sub-Type:	Single Family Residence	Transaction Type:	Sale
Style:	One Level	Area:	Other
Bedrooms:	3	Elem School:	School of the Osage
Total Baths (F H):	2 (2 0)	Middle School:	School of the Osage
SqFt - Appx Total	1,722	High School:	School of the Osage
Finish:		Approx Lot Size:	142x153x162x172
Above Grade	1,722	Lot Size Source:	County Records
SqFt:		APN:	
SqFt Source:	County Records	Leaseholds:	No
Approx Year Built:	2001		
Total Garage:	2		
# of Main	2		
Garage:			

Bedrooms	Lower	Main	Upper	Gas Company:	Propane	Above Grade SqFt:	1,722
Full Baths	0	3	0	Water Source:	Public	Fireplace Features:	Gas
Half Baths	0	2	0	Electric Company:	Ameren UE		
Finished SqFt	0	0	0	Sewer System:	Septic Tank		
Unfinished SqFt	0	1,722	0				

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Main			
Living Room	Main	17.08 x 25.25		
Kitchen	Main	18.5 x 15		
Primary Bedroom	Main	15.17 x 15		
Bedroom 2	Main	10.17 x 12.58		
Bedroom 3	Main	12.5 x 11.5		

Basement Access: None
Basement Details: Crawl Space
Appliances: Dishwasher; Microwave; Range; Range Hood; Refrigerator
Restrictions: Yes

Exterior: Brick; Vinyl Siding
Possession: Close of Escrow

Cooling: Central Air
Heating: Electric

Selling Terms: Cash; Conventional; FHA; VA Loan

Directions: HH to Cherokee. Left on Cherokee

Marketing Remarks: More than a beautiful home, 615 Cherokee Road is your invitation to enjoy the Four Seasons lifestyle. Step inside to a bright, welcoming space where large picture windows frame the wooded setting and a cozy fireplace invites you to settle in. The open floor plan makes it easy to gather with friends or enjoy a quiet evening at home, with everything you need on one level. The beautifully updated kitchen shines with granite countertops, chic lighting and fixtures, and new appliances. Luxury vinyl flooring flows throughout the home, while a new HVAC system adds comfort. Outside, the covered deck is a peaceful place to enjoy the private, wooded yard. Two lots are included, giving you extra space and separation from neighbors. Beyond the property, Four Seasons offers amenities for every season: indoor and outdoor pools, a splash pad, tennis and pickleball courts, a fitness center, community center, playgrounds, interior lakes, a campground and boat ramps. Whether your perfect day is spent on the water, by the pool or relaxing at home, this is a place to enjoy the Lake of the Ozarks lifestyle year round.