

Dramatically increase your chances of sale.



Lifestyle

Comprehensive Area & Property Highlights

- **Monthly Condo Fee**
- **View of Lake/View**
- **Private of Lakefront**
- **Swim Lake/View**
- **Waterfront**
- **Full & Modern Kitchen**
- **Private Traffic Area**
- **Artful Stone**
- **Two Maas**
- **Laundry Room/Storage**
- **Deck**
- **Stainless Steel**
- **1st Level Floor Plan**
- **2nd Level Floor Plan**
- **3rd Level Floor Plan**

Lake House

looking the lake. Accented by granite countertops, custom cabinets, travertine tile flooring, commercial gas stove, exquisite lighting, and panoramic views of the water, this room lends itself to entertaining and lifelong memories.

This breathtaking 6,500+ s.f. home on one of the most pristine spring fed lakes in the region offers a lifestyle which most dream of but never attain. The Owner/Builder thoughtfully designed and sculpted the entire theme of this compound with his own family in mind. Giving special attention to the commercial kitchen/bar/living area over-

rooms, 8 bedrooms, and 1,140 s.f. of additional space for storage or a bunkhouse. All three buildings are sided in cedar and nestled on a 2.5 acre parcel of land with 150 feet of lake frontage.

A separate .19 acre waterfront lot was acquired to assure a spacious grass staged area for engagements of grandeur that spill over from the large stone patios and decks.

Located in the Heart of **Mo. Co. Country**, where the sea, country and casino all blend together in a tapestry of New England charm.

Oxbova Lake

Lake Demographics: This beautiful 180 acre lake is approximately 1 mile long and 600 yards across. The depths vary from 6 to 25 feet. There are only 75 waterfront homes on the private lake creating a secluded paradise for the

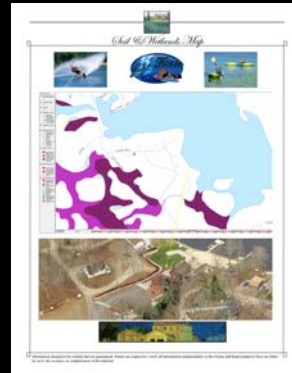
power boating, water skiing, jet skiing, swimming, fishing, kayaking, tubing, party boating, & ice fishing.

The dam controlling the flow to the lake is owned by the Smart Container Company.

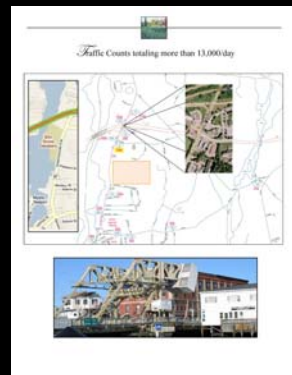
outdoors enthusiast. Permitted activities include

Information deemed to be reliable but not guaranteed. Parties are required to verify all information independently as the Owner and Representatives have no liability as to the accuracy or completeness of the material.

Click on photo above to view the actual packet



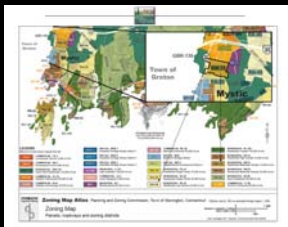
Soil & Wetlands Maps



Traffic Counts



Architectural Floor Plans



Zoning Maps



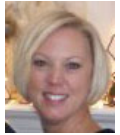
Site Plans

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- Network of capable buyers
- Residential & Commercial Real Estate



[Michelle Jacobik](#)



Owner-
[Sava Insurance](#)

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"It was an absolute pleasure working with Tim to achieve my real estate goals. Tim repeatedly placed my best interest before his own...proving to me, his character, ethics, and desire to get the job done under the hardest of circumstances."

Erick Sprague



Choosing Tim Bray and his team of professionals to tip the scale in my favor was the best decision possible for my family and I.
Remo Iozzia



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