

**Sale Name:** Horizon's Edge at Lake of the Ozarks

**LOT 2 - Horizon's Edge at Lake of the Ozarks**



### Description

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## 112 Cameo Point, Sunrise Beach, MO

Nestled in the scenic haven of Sunrise Beach, 112 Cameo Point offers an unparalleled Lake of the Ozarks lifestyle that combines natural beauty with modern comfort. This exceptional property provides the perfect balance of relaxation and recreation in one of Missouri's most coveted waterfront communities.

Wake up to breathtaking sunrise views across the sparkling waters of the Lake of the Ozarks, with your morning coffee enjoyed from your private outdoor space. Conveniently situated near the 12.5 mile marker, this property's prime location grants easy access to all the recreational opportunities that have made this destination famous – from boating and fishing to swimming and water sports just steps from your door.

Recently renovated and restructured to perfection, this 3-bedroom, 3-bathroom home with an additional loft space for children features a beautiful entry way that sets the tone for the entire residence. Tons of natural light floods the interior through stunning windows that frame breathtaking lake views from virtually every room.

Situated on a generous 0.78-acre lot, this property offers significantly more space than typical lakefront homes in the area, as well as an exceptional 120 feet of lake frontage,

providing ample room for future projects, expansions, landscaping, or outdoor entertainment areas. The expansive lot size creates a sense of privacy while opening possibilities for customizing your lakeside retreat exactly as you envision it.

The property boasts its own spacious driveway leading to a convenient two-car garage, plus a flat, level area at the entrance of the driveway, perfect for building additional garage space, storing a boat trailer, or providing extra parking for guests. Practical luxuries abound with all appliances and some furniture included, making this a true turn-key opportunity. The turn-key experience extends to include all plates, silverware, towels, linens, and all TVs throughout the home. Even the bar stools on the dock stay with the property, ensuring you're ready to entertain on the water from day one. The outdoor deck further enhances the entertainment options with an included stainless steel gas grill and patio heater, perfect for year-round outdoor enjoyment.

A thoughtfully designed 50-foot walkway leads to the gorgeous 50ftx48ft dock, strategically positioned to ensure deep swimming waters year-round regardless of seasonal lake level fluctuations. The careful dock placement is a valuable feature that many lakefront properties lack. The dock boasts two boat slips - one generous 16'x42' slip and one 12'x30' slip - allowing you to keep multiple watercraft ready for spontaneous lake adventures. It also features a giant bar area curated specifically for entertaining, with ample space to cook and prepare drinks for large gatherings. Adding to the convenience are the included Blackstone griddle, Traeger smoker, slide top beverage cooler, 2 paddle boards, and wet steps swim ladder. Enjoy swimming at the dock with a large lily pad, water toys and life jackets included. The dock also features a dedicated storage room and an ice machine, eliminating the hassle of frequent store runs and providing abundant storage for all your lake day essentials. This impressive cove protected waterside entertainment space sets the property apart as an ideal spot for hosting memorable lakeside events, while providing main channel view and access.

After a day of enjoying the lake, experience the ease of lakeside living with Lake House 13 Bar & Grill just 0.8 miles away. This popular local establishment offers great eats and drinks without the hassle of a long drive. Best of all, you can simply hop in your golf cart and cruise over without having to access the highway – the perfect way to cap off a day on the water.

Inside, discover thoughtfully designed living spaces that seamlessly blend comfort and style. The open floor plan maximizes both space and views, while quality finishes throughout reflect the property's distinctive character.

Beyond the property itself, enjoy the vibrant Sunrise Beach community with its charming local shops, excellent restaurants, and friendly atmosphere. For those seeking adventure, the area offers golf courses, hiking trails, and countless opportunities to explore the natural beauty of the Ozarks.

Whether as your permanent residence, weekend retreat, or investment opportunity, 112 Cameo Point represents lakeside living at its finest – where every day feels like a vacation and cherished memories are waiting to be made.

**Auctioneers Note: All appliances in the home, the ice machine and storage closet on the dock, bar stools on the dock, and the furniture in the home will be included in this offering as a whole with the home making it turn-key and ready to enjoy your summer of 2025. (Patio furniture on the dock and back patio are not included in this offering)**

**Sellers Note: offered separately after a deal is made on the home, jet skis, jet ski docking stations, boat lift, EZ Go Golf Cart with backseat and pair of freshly serviced color matched PWC's and trailer.**

**Culligan Water softener in this home is on a rental program that is \$50 a month that includes salt delivery**

The property is part of the Camdenton R-III School District. Legal Description: N 1/2 LOT 48. Tax amount \$1,111.8, Parcel id 01-8.0-33.0-000.0-007-020.000

**Quantity: 1**



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