



## TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653

Phone: 417 546-7225 / 7226 • Fax: 417 546-6861

website: [www.taneycounty.org](http://www.taneycounty.org)

### **AGENDA TANEY COUNTY PLANNING COMMISSION REGULAR MEETING MONDAY, OCTOBER 19, 2015, 6:00 P.M. COUNTY COMMISSION HEARING ROOM TANEY COUNTY COURTHOUSE**

#### Call to Order:

*Establishment of Quorum  
Explanation of Meeting Procedures  
Presentation of Exhibits*

#### Review and Action:

*Minutes, September 2015*

#### Final Votes:

*Elise's Color Me Sassy Hair Salon  
Branson View Campground & Ziplines*

#### Concepts:

*Davis Law Office & Residence  
Woodbridge Estates, Phase II  
274 Foggy River Road Rentals  
Martino Vacation Rental*

#### Old and New Business:

*Tentative*

#### Adjournment.



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**MINUTES**  
**TANEY COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**MONDAY, SEPTEMBER 14, 2015, 6:00 P.M.**  
**COUNTY COMMISSION HEARING ROOM**  
**TANEY COUNTY COURTHOUSE**

### Call to Order:

Rick Caudill called the meeting to order at 6:05 p.m. Mr. Adams arrived 25 minutes late. A quorum was established with six members present. They were: Steve Adams, Randy Haes, Doug Faubion, Brad Lawrence, Rick Caudill, and George Cramer. Staff present: Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meeting.

### Public Hearings:

The Battlefield; request by Mike and Alison Miles to construct indoor batting cages located at Tracy Street and Jefferson Road. Mr. Atchley read the staff report and presented maps, pictures, and a video of the site. Brad Hoffman representing the applicants addressed questions from the Commission, and explained the project. He stated the road would be improved to County Standards. Parking will be behind the proposed building. The new structure will not be visible from the road. Everything is contained inside the building so noise will not be an issue. There is 790 feet to the closest neighbor who according to Mr. Hoffman, is not opposed to the use. Private wastewater and water will be onsite. Mr. Cramer asked about the proposed well. Mr. Hoffman stated that a state approved well will be utilized, the existing well may be used if the state approved. No food will be served. Mr. and Mrs. Miles stated that they live on the property and do not want outside storage of anything. Edward D'Agosto lives in the Mill Creek Subdivision and stated that both the adjoining subdivisions have covenants that apply to both. He stated three areas of concern which were; traffic and narrowness of the road accessing the property, noise, and parking, security, egress and ingress, and future development. Mr. Caudill addressed the questions regarding future development by stating that this is a special use permit. Mr. Tony Cornellier who lives in the adjoining subdivision was opposed to the request and stated that this is a residential area and in his opinion this is not compatible. His other concern was added traffic and that stop lights would be eventually needed. He also stated that in his opinion property would be devalued. Mr. Peter Connolly was concerned with traffic flow, solid waste, and water. Donald Hannay who was opposed to the request, wanted to know about profitability, and if there was a business plan. Carla Shull who lives in Summerbrooke Subdivision voiced concerns regarding traffic, future growth, and

compatibility. With no other questions from the public, Mr. Hoffman addressed the questions by stating that there will be 12 parking spaces on just one side of the building. He stated that he designed both of the subdivisions and that there is over 100 lots in both the subdivisions, and this project won't generate near that amount of traffic. Only the two acre area will be utilized as the business. The applicants want to continue to have their livestock on the remaining property. Mr. Atchley pointed out that if the two acre portion would be utilized for this a plat should be recorded. Mr. Lawrence clarified the request. Mr. Cramer asked if they would place no parking signs. Mr. Miles stated that they would do that. Mr. Faubion asked if the sight distance could be addressed. Mr. Hoffman stated that it isn't a blind corner. Mr. Haes stated that if it meets the County Road Standards that is all they can ask for. With no other discussion this project will proceed to final vote next week.

Weddings at the Homestead; request by Jeff and Heather Michel to utilize their existing 97 acre tract of land for weddings, company picnics, family reunions, old time music events and other gatherings located at 262 Collins Road. Mr. Atchley read the staff report and present pictures, maps and a video of the site. No one was present to speak from the public. Mr. Caudill asked if there would be any portable toilets brought in. Mr. Michel stated that an existing structure would be turned into a restroom facility. With no other questions this project will be voted on next week.

#### Old and New Business:

Beaver Creek Canoe Rental; discussion regarding a request by the existing business to add a gas station and convenience store to the site, and if the Commission wishes to hear the request under the Division III Process. The Commission discussed that this use had been there for over 50 years. A motion was made by George Cramer to bring the request through the Division III process. Mr. Caudill seconded. The vote to proceed to Concept hearing next week, was unanimous. Discussion followed regarding studies regarding safety of gas tanks.

Mr. Caudill discussed the Battlefield and that it isn't a concern of the Planning Commission whether a project makes money or not.

#### Adjournment:

With no other business on the agenda for September 14, 2015 the meeting adjourned at 7:10 p.m.



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**MINUTES  
TANEY COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MONDAY, SEPTEMBER 21, 2015, 6:00 P.M.  
COUNTY COMMISSION HEARING ROOM  
TANEY COUNTY COURTHOUSE**

### Call to Order:

Chairman Steve Adams called the meeting to order at 6:00 p.m. A quorum was established with five members present. They were: Steve Adams, Randy Haes, Doug Faubion, Brad Lawrence, George Cramer. Staff present; Bob Atchley, and Bonita Kisse-Souttee.

Mr. Atchley read a statement outlining the procedures for the meetings.

### Review and Action:

Minutes, August 2015; with no additions or corrections, a motion was made by Randy Haes to approve the minutes as written. Seconded by Brad Lawrence. The vote to approve the minutes was unanimous.

### Final Votes:

The Battlefield; request by Mike and Alison Miles to operate an indoor batting cage business located at Jefferson Road and Tracy Street. Mr. Atchley read the proposed decision of record. Mr. Haes asked that the word limited be added to item #2 in the decision of record. After discussion a motion was made by Doug Faubion to approve with the change to the decision of record. Randy Haes seconded. The vote to approve was unanimous.

Weddings at the Homestead; request by Jeff and Heather Michel to operate a wedding chapel with other uses on property located off Collins Road. Mr. Atchley read the proposed decision of record. With no discussion a motion was made by Randy Haes to approve based upon the decision of record. Seconded by George Cramer. The vote to approve was unanimous.

### Concepts:

Elise's Color Me Sassy Hair Salon; a request by Elise Tilley to operate a small hair salon located at 4228 S. St. Hwy. 125. Mr. Atchley presented maps of the location of

the request. Mrs. Tilley presented the plans for her project, and stated that they have decided to place the structure in a different location on the property between the pool and the shed. With no other discussion this concept hearing was closed and will appear for public hearing next month.

Branson View Campground; a request by Andrew Darby to add zip lines to an already existing business located at 2362 St. Hwy. 265. Mr. Atchley presented a map of the location of the request. Mr. Boone clarified the project and stated that all infrastructure is in place. Mr. Cramer asked if construction material would be wood or metal. Mr. Boone stated that it would be wood and there is a service road to use to pick up the riders. After discussion, this project will proceed to public hearing next month.

Old and New Business:

Mr. Atchley reported that the Beaver Creek Canoe rental has not decided to move forward with a gas station at this point.

Adjournment:

With no other business on the agenda for September 21, 2015 the meeting adjourned at 6:20 p.m.

#15-21

**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

The Concept Application is for the use of the Planning Staff and Commission to enable us to know the nature of the planned project. The official Division III Application for permit will be filed along with everything needed to complete your file, as listed on the Division III Procedure Checklist. Division III Applications: \$150.00, Special Use Applications: \$150.00.

**NAME OF PROJECT:** Law Office & Private Home

**NAME OF APPLICANT:** Timothy Davis  
*(Must be owner of record)*

**SIGNATURE:** *Timothy Davis* **DATE:** 10 SEPT 2015  
*(Must be owner of record)*

**MAILING ADDRESS:** P.O. Box 1625, Branson, MO 65615

**TELEPHONE NUMBER:** 417.294.1083

**Representative Information**

**NAME OF REPRESENTATIVE:** owner, self-represented

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

CH-10-19-15  
PH-11-9-15  
FY-11-16-15



## Property Information

**ACCESS TO PROPERTY (street # and name):** Lot 5, Friendly Hills

(approx) 301 Friendly Hills Drive, Branson, Missouri

**Number of Acres (or sq. ft. of lot size):** Approximately 3 acre lot  
within 9 acres total land

18-2.0-10-003-001-002.000

**PARCEL #:** \_\_\_\_\_  
(This number is on the top left hand corner of your property tax statement)

**SECTION:** 10 **TOWNSHIP:** 22 N **RANGE:** 22 W

**NAME OF SUBDIVISION (if applicable):** Friendly Hills Subdivision, Branson

**Lot # (if applicable)** Lot 5 **BLOCK #** \_\_\_\_\_

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # Missouri America Water (public)

**DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?**  Yes  No

### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_  
Law Office within Private Residence

*Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)*

---

I own lots 4, 5 & 6 in the Friendly Hills Subdivision.

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The property is 9 acres in total.

---

I plan to build my personal home on lot 5.

---

I want to have my law office within my house.

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Currently, for meeting clients, holding depositions and  
so on, I use space in the Commerce Bank Building.

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I plan to continue using the Commerce Bank Building,  
but it would also be useful to have an office at home.

---

I request permission to use approximately 1600 sq. ft.  
of the home for office space, a library, and file storage.

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Given that attorneys must keep their clients files 10 years,  
the single biggest demand for space arises from file storage.

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I currently have no employees.

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Div. III App - TIM DAVIS





NO WARRANTY  
 This document is a computer-generated map. It is not a legal document and should not be used for legal purposes. It is intended for informational purposes only. The information contained herein is based on the best available data and is subject to change without notice. The user assumes all responsibility for the accuracy and completeness of the information. The user agrees to hold the provider harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this information. The user further agrees to indemnify and hold the provider harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this information.

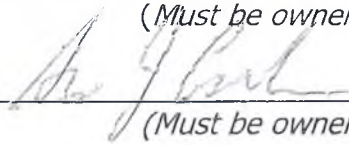
#15-22

**APPLICATION FOR CONCEPT  
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**NAME OF PROJECT:** Woodbridge Estates, phase II

**NAME OF APPLICANT:** SMBZ, LLC  
*(Must be owner of record)*

**SIGNATURE:**  **DATE:** 9/15/15  
*(Must be owner of record)*

**MAILING ADDRESS:** PO Box 1700, Hollister, MO 65673

**TELEPHONE NUMBER:** 417.294.4549

**Representative Information**

**NAME OF REPRESENTATIVE:** Timothy Davis, Esq.

**MAILING ADDRESS (rep.):** PO Box 1625, Branson, MO 65615

**TELEPHONE NUMBER (rep.):** 417.294.1083

CH - 10-19-15  
PH - 11-9-15  
FV - 11-16-15



## Property Information

ACCESS TO PROPERTY (street # and name): Jamie Court &

Woodbridge Estates Drive, Branson, Lots 20 to 38

Number of Acres (or sq. ft. of lot size): Lots 20 to 38

PARCEL #: multiple parcel numbers 08-8.0-33-004-014-015.003 to .022  
(This number is on the top left hand corner of your property tax statement)

SECTION: 33 TOWNSHIP: 23N RANGE: 21W

NAME OF SUBDIVISION (if applicable): Woodbridge Estates, phase II

Lot # (if applicable) 20 to 38 BLOCK # \_\_\_\_\_

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # \_\_\_\_\_

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes  No

### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other – Explain: \_\_\_\_\_

*Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)*

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Applicant asks the P&Z Commission to issue a Division III permit, allowing nightly rental cabins, per section 4.7 and Appendix N (commercial uses) and Appendix P, section 8.

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At present, there are no houses (or other structures) on Jamie Court and Woodbridge Drive. There are underground utilities, and the streets are paved, but otherwise the entire development is unbuilt.

---

The project is 1080 ft. from the Branson Landing. As such, there is significant market demand for cabins permitted as nightly rentals. A Division III permit is recommended by the joint residential/commercial character of the cabin project.

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The project will not injure surrounding properties, as it is shielded by a dense vegetative buffer. The steep topography also serves to isolate the development from its surroundings.

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#15-23



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**NAME OF PROJECT:** 274 Foggy River Rd. Rentals

**NAME OF APPLICANT:** Valeria Whiteman  
(Must be owner of record)

**SIGNATURE:** Valeria Whiteman **DATE:** 9/25/15  
(Must be owner of record)

**MAILING ADDRESS:** 728 S. Main St., Warrensburg, MO 64093

**TELEPHONE NUMBER:** (660)-441-0462

**Representative Information**

**NAME OF REPRESENTATIVE:** \_\_\_\_\_

**MAILING ADDRESS (rep.):** \_\_\_\_\_

**TELEPHONE NUMBER (rep.):** \_\_\_\_\_

10-19-15-CH  
11-9-15-PH  
11-16-15-FV

## Property Information

ACCESS TO PROPERTY (street # and name): 274 Foggy River Rd.  
Hollister, MO

Number of Acres (or sq. ft. of lot size): 1.78

PARCEL #: 18-1.0-12-003-008-008.000  
(This number is on the top left hand corner of your property tax statement)

SECTION: 12 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): Riverside Estates Subdivision

Lot # (if applicable) 1-4 BLOCK # A

### WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial     Multi-Family     Residential     Agricultural  
 Multi-Use     Municipality - Owned by County

### SEWAGE DISPOSAL SYSTEM:

- Treatment Plant     Individual  
 Central Sewer: District # TCRSD

### WATER SUPPLY SYSTEM:

- Community Well     Private Well  
 Central: District # \_\_\_\_\_

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN?  Yes     No

### THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

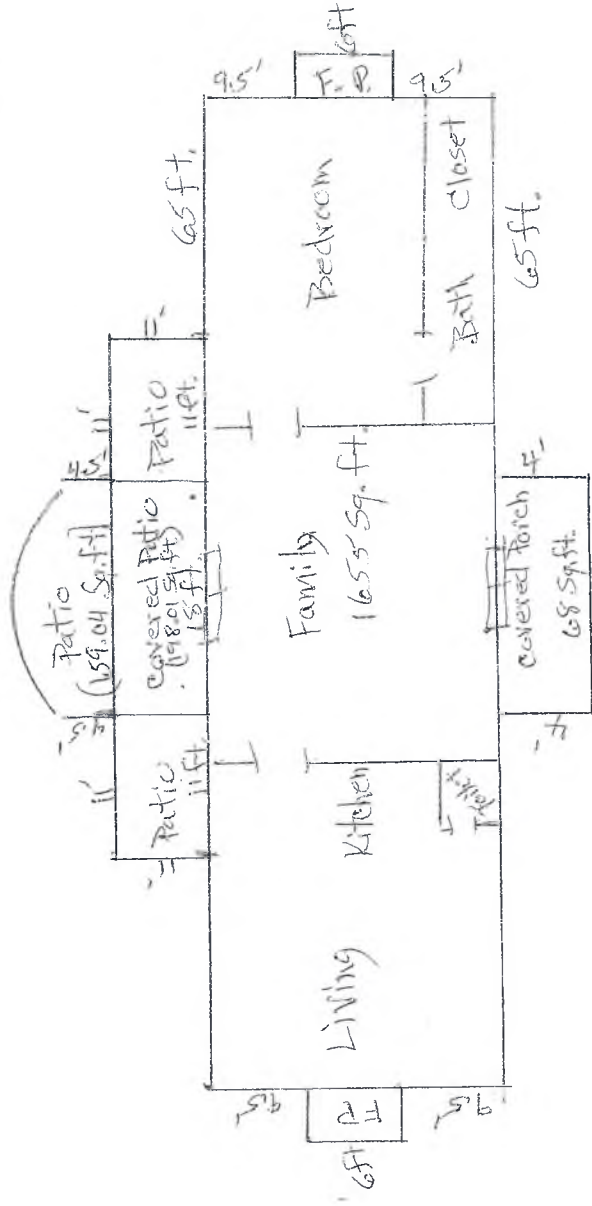
- Residential     Multi-Family     Commercial     Industrial  
 Special Use     Other - Explain: Nightly Rental

*Any proposed project that does not have a posted 911 address must be identified with a survey flag at the proposed access to the property. Failure to post the survey flag will result in a delay of the Public Hearing. Please give a description of your proposed project including all uses: (IMPORTANT: Make this description as complete as possible as your public notice will be based on the information provided here.)*

We propose to use 274 Froggy River Rd. for Nightly rentals - 274A + 274B  
Hollister, MO -

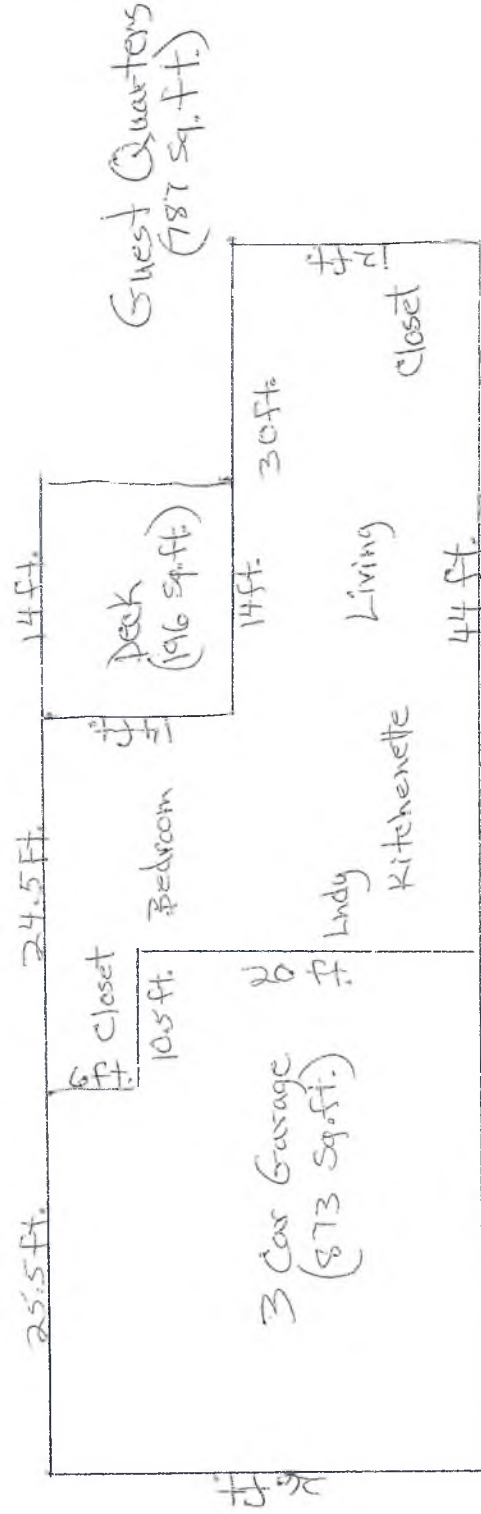
274 Foggy River Rd, Nightly Rental Project  
 Hollister, MO  
 Samest Valerie Whitman

274-A



Foggy River Rd

274-B  
 sits to  
 left of 274A



\* This Property is enclosed on 3 sides by a tall concrete Block Wall & Gate.  
 The 4th side of Property is Jamey Come Tail.





# 15-24

**APPLICATION FOR CONCEPT  
DIVISION III  
TANEY COUNTY PLANNING COMMISSION**

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NAME OF PROJECT: Vacation Rental Application

NAME OF APPLICANT: Patti Martino  
(Must be owner of record)

X SIGNATURE: [Signature] DATE: 9/24/15  
(Must be owner of record)

X MAILING ADDRESS: 615 State Hwy P, Hollister, MO  
65672

TELEPHONE NUMBER: 757-589-5722

**Representative Information**

NAME OF REPRESENTATIVE: Barbara Edwards - Keller Willett

MAILING ADDRESS (rep.): 714 State Hwy 248 Suite 10  
Brunson, MO,

TELEPHONE NUMBER (rep.): 417-331-3090  
65616

10-19-15  
11-9-15  
11-16-15



Property Information

ACCESS TO PROPERTY (street # and name): 615 STATE HWY P. HOLLISTER, MO 65672

Number of Acres (or sq. ft. of lot size): 1.59

X PARCEL #: 18-7.0-36-000-000-023.001 (This number is on the top left hand corner of your property tax statement)

SECTION: 36 TOWNSHIP: 22 RANGE: 22

NAME OF SUBDIVISION (if applicable): NONE

Lot # (if applicable) NONE (1.59 Acres) BLOCK # None

WITHIN 600' FROM THIS PROPERTY IS: (Check all land uses that apply)

- Commercial Multi-Family Residential Agricultural Multi-Use Municipality

SEWAGE DISPOSAL SYSTEM:

- Treatment Plant Individual (Septic) Central Sewer: District #

WATER SUPPLY SYSTEM:

- Community Well Private Well Central: District #

DOES THE PROPERTY LIE IN THE 100-YEAR FLOOD PLAIN? Yes No

THIS REQUEST FALLS INTO ONE OR MORE OF THE FOLLOWING CATEGORIES:

- Residential Special Use Multi-Family Commercial Industrial Other - Explain:

7  
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This home is a 2 story,  
remodeled, with 2 car  
garage & carport on 1.5 acres -  
has a spectacular lake view  
of Table Rock Lake - (Levenson  
Cove, above Yellowstone Park.

Realtor has had calls  
wanting to know if its  
zoned for weekly or  
nightly vacation rentals -

We think it would be  
a perfect home for that  
purpose because there are no houses  
nearby.

So want to see Revised 12/19/03  
if its a possibility.

Home is vacant & owner  
is in VA. and wants to sell it,  
know new owner would have  
to do that  
again (business)





# Martino Vacation Rental



Map prepared by [unreadable] for [unreadable] on [unreadable]. All measurements are in feet unless otherwise noted. The map is for informational purposes only and does not constitute a survey or legal description. The user is responsible for verifying the accuracy of the information shown on this map.





Overview




Legend

-  Parcels
-  Roads
-  Lakes
-  Corporate Limits

Parcel ID	18 70-36-000-000-023.001	Alternate ID	n/a	Owner Address	MARTINO PATTI
Sec/Twp/Rng	36-23-22	Class	n/a		2100 MEDITERRANEAN AVE
Property Address	615 STATE HWY P	Acreage	1.59		VIRGINIA BEACH VA 23451
District	5CWX				
Brief Tax Description	PT SWSE4 E OF MSH P (Note: Not to be used on legal documents)				


Date created: 8/10/2015  
 Last Data Upload: 8/10/2015 10:46:39 PM

 Developed by  
 The Schneider Corporation

## Customer Only Report

615 State Hwy P Hollister, MO 65672

\$199,500

	<b>60031251 Residential For Sale Single Family Active</b>
	<b>Agreement Type:</b> Exclusive Right To Sell <b>County:</b> Taney <b>Subdivision:</b> N/A <b>Split Bedroom:</b> No <b>Total Bedrooms:</b> 3 <b>Baths - Total:</b> 2 <b>Baths - Full:</b> 2 <b>Baths - Half:</b> 0 <b>Sign on Property:</b> Yes <b>Aprx Year Built:</b> 1992
	<b>List Price:</b> \$199,500 <b>Begin Date:</b> 07/20/2015 <b>Total SqFt:</b> 2,323 <b>List Price Sqft:</b> 85.88 <b>Total Finished SqFt (All Levels):</b> 2,323 <b>Above Grade Fin SqFt:</b> 2,323 <b>Above Grade UnFin SqFt:</b> 0 <b>Below Grade Fin SqFt:</b> 0 <b>Below Grade UnFin SqFt:</b> 0 <b>SqFt Provided By:</b> assessor <b>Aprx Lot Size (Acres):</b> 1.59 <b>Lot Size Provided By:</b> assessor <b>Entry:</b> Walk Up <b>Lake/River:</b> Table Rock <b>View:</b> Yes <b>Waterfront/View:</b> View
	<b>Elementary School:</b> Hollister <b>Middle School:</b> Hollister <b>High School:</b> Hollister
	<b>Inside City Limits:</b> No <b>New or Under Const/Alt:</b> No <b>Foreclosure/Short Sale:</b> No

**Directions:** From Branson-65 South through Hollister to Hwy 265. Turn right, around curve keep right PAST 265 turn to Hwy P-Turn right down hill about 1/2 mile. House on Left-S/Y (two white poles mark the driveway in)

**Legal Description:** Pt SWSE4, E of MSH P, Taney County, MO

**Marketing Remarks:** You'll be "Wow ed" when you enter the living room of this two-story, 3b/2b home, plus a beautiful view of Clevenger Cove-Table Rock Lake from the two large decks. You'll enjoy the new kitchen with brand-new stainless steel appliances. Also, brand new carpet and paint throughout home. Laundry room with washer/dryer. Separate 24" x 36" workshop/garage with floored attic for extra storage and adjacent carport. On 1.59 acres of peaceful, tree-filled Ozark land, partially fenced. Less than one mile to Table Rock Lake and public boat landing, eight miles to Branson, MO. Great for year-round living or your lake home. Call for appointment.

Room Name	Room Level	Aprx Room Sizes	Room Name	Room Level	Aprx Room Sizes
Living Room	1	14.5 x 10.10	Bedroom 1	1	11.6 x 11.5
Kitchen	1	11 x 8	Full Bath	2	8.5 x 5
Kitchen/Dining Area	1	12 x 8.5	Full Bath	1	8.7 x 5.2
Utility Room	1	8.8 x 5.9	Bedroom 3	2	12.1 x 10.7
Deck	2	16.7 x 10	Bedroom 2	2	10.5 x 10.7
Deck	1	16.7 x 10			

Features	Construction & Utilities	Other	Fees and HOA Info
<b>Appliances:</b> Cooktop-Electric; Dishwasher; Disposal; Dryer; Freezer Standing Stove: Electric; Refrigerator; Washer <b>Basement Type:</b> Basement: No; Crawlspace <b>Dining:</b> Living/Dining Combo <b>Exterior Extras:</b> Deck/Covered <b>Fencing:</b> Chain Link <b>Garage/Parking:</b> 3+ Car Detached Garage; 1 Car Carport Detached <b>Interior Amenities:</b> Ceiling - Open Beam; Ceiling - Raised <b>Road Frontage:</b> State Highway <b>Section/Township/Range:</b> Section: 36; Township: 22; Range: 22 <b>Utility Room:</b> Main Floor <b>View:</b> Lake, Panoramic <b>Windows:</b> Double Pane	<b>Architecture:</b> 2 Story <b>Exterior Material:</b> Vinyl <b>Flooring:</b> Carpet; Tile - Ceramic <b>Cooling:</b> Heat Pump <b>Cooling Source:</b> Electric <b>Heating Source:</b> Electric <b>Heating:</b> Central; Floor Furnace; Pellet Stove Lot: Hilly; Lake View; Mature Timber; Water View; Wooded <b>Roofing Material:</b> Composition <b>Road Surface:</b> Street - Asphalt; Drive - Gravel/Stone <b>Foundation:</b> Crawl Space; Poured Concrete <b>Sewer:</b> Septic <b>Water Heater:</b> Water Heater - Electric <b>Water:</b> Well; Well - Private	<b>Documents:</b> Disclosure <b>Flood Insurance:</b> Not Required <b>Lockbox:</b> Lockbox Location: front door <b>Possession:</b> At Closing <b>Will Sell:</b> Cash; Conventional; FHA; USDA/Rural Dev; VA <b>Warranty Type:</b> Furnished By Seller <b>Tax Year:</b> 2014 <b>Tax ID:</b> 18-7.0-36-000-000- 023.001 <b>Real Estate Tax:</b> 784.73	