

**Enhanced Features for 28 Delancey St Sunrise Beach MO 65079 Camden County**

**30' x 50' Shop with Stable and Lean To-**

Currently used as storage by the owner; the stable had been used for the owner's horse interests  
Heated restroom  
200 amp service available if a person chooses to extend the heat into the storage area  
Gate for grounds access  
Fenced in area with half vinyl fencing and half wire fencing  
Separate door and garage access  
Metal roof and metal siding  
Located on the street level with level to moderate terrain

**20' x 30' Barn Style Shop**

This structure would make an ideal additional dwelling unit (ADU) as the structure is independent of the lower home and contains its own entrance.  
The existing bathroom is hot water ready.  
Currently used as storage by the owner  
Separate door and garage access on street level  
Architectural roof and vinyl siding  
Deck off the upper level

**30' x 20' Barn on Lower Lot**

Frolicking goats once occupied the barn with access to an enclosed field wrapped with vinyl fencing  
Water available at building  
Concrete floors allow for easy clean up and barn doors allow for easy access in and out of building  
Metal roof with extending overhang and metal siding  
RV parking accommodations next to the building  
Lower level lot is level

**Luxury Chicken Condo!**

Multiple exits for free range roaming  
Weather proof interior and covered exterior grazing areas  
Water available at the condo

**Raised Garden Beds**

For the gardener and hobby farmer, these raised beds are placed in a native setting just off the gardening cuddy.  
Grow your own floral bouquet or harvest your daily vegetables with water access near by

**Koi Pond**

The belief of koi ponds bring good luck and strength and symbolizes success and overcoming obstacles😊  
Built with a riverbed and using bio balls as an essential filtration method  
A cedar deck frames the pond creating an outdoor izumi (Japanese for fountain, spring, serene one)

**Outdoor Water Fall Feature**

Water features add a calming, relaxing effect and can enhance the aesthetic appeal of a home  
Use of space creates a waterfall feature as a piece of art

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**Lakefront Dock**

The 34' x 36' dock has 2 slips- 12' x 28' and 12' x 12' and space to entertain with a swim platform

A 4' x 8' shed allows for dock toy storage

The approach to the dock is a 4' x 72' ramp

Electric is complete with a dock pedestal for shore power

**Lakefront Beach**

Beach volleyball anyone? Get in touch with your inner child on the lakefront swings...600 tons of sand make up this lakefront beach...just another unique marker of this property

**Authentic Farm Implements**

Collected throughout the State of Missouri, the collection of farm implements are a tribute to Missouri Farmers, which contribute about \$88 billion to the State's economy

**Masterful Driveway**

The 20' wide drive has 140 yards of concrete and over \$100,000.00 in a concrete block retaining wall upping the ante of quality of this property

Pillar lighting encapsulates the drive

Additional power is located east of the driveway for future needs

**Additional Third Bedroom in the Lower Level**

In the lower level you will admire an executive office and library as you walk down the stairs. If a future owner desires, this area could become a third bedroom as it was once prior to the executive office and library rendition.