

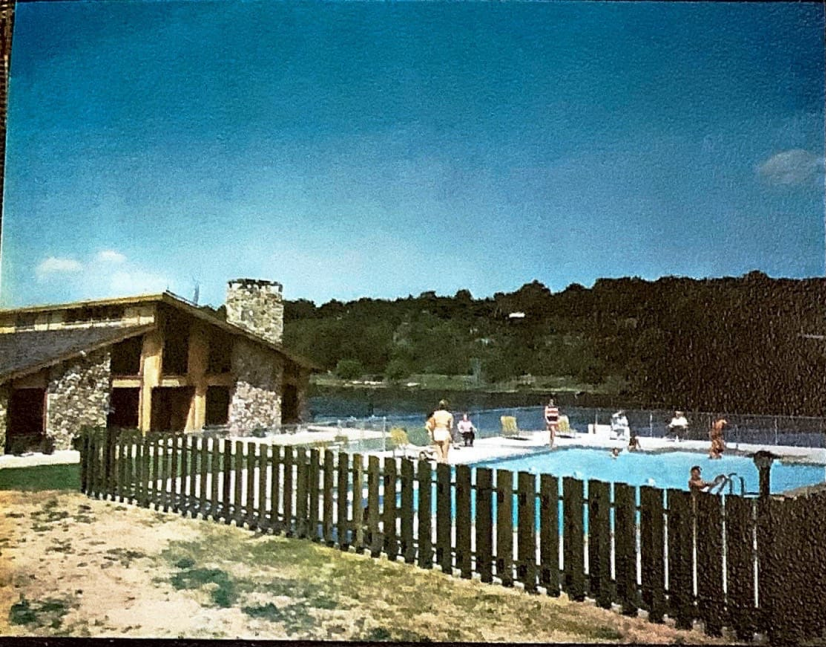
LAKEWOOD ESTATES



In the Beautiful Ozarks of Southwest Missouri



Pleasant country living with all city conveniences . . . yours to enjoy in Lakewood Estates Condominium Homes on the shores of Lake Taneycomo, Branson, Missouri.



Let's get acquainted...

At the north edge of Branson, on the western shore of Lake Taneycomo — one of the best and most popular Trout lakes in the nation — a significant new home development has become a reality.

It is Lakewood Estates, a project of all-electric condominium homes that repose gracefully around paved streets, tear-drop in shape. In the first completed section of this project are eleven buildings, each housing two homes — a total of 22 new homes. Twelve have 3 bedrooms and 2 baths each, the other 10 have 2 bedrooms, also with 2 baths. A third model with two bedrooms and one bath will also be available. (See our house plans with room dimensions)

Designed by Georgia-Pacific architects, exteriors of these buildings harmonize perfectly with their natural surroundings of wooded hills, the lake, and its wooded bluffs. Thoughtfully landscaped grounds add to the natural beauty of the site, enhanced further by the fact that all utilities are underground. No telephone or electric wires on unsightly poles mar the overall beauty of the project. This, too, increases its appeal and value for the home-owner or prospect.

Each unit of the 2-home structures has its own private patio from which the views truly are inspiring. Thermopane sliding glass doors provide easy access to these patios. At the same time, they insulate, too, as they give an unobstructed view of the landscape.

Why condominium?

The developers of Lakewood Estates — respected local business and professional men — decided upon the Condominium form of home ownership because it seemed to be the best plan for maximum benefit to all owners. It's the modern method of home ownership that gives you many advantages.

In a Condominium here, you buy an individual home plus a proportionate share in all common elements — grounds, streets, clubhouse, and all other facilities described below. Your home and your share of the common facilities can be sold as a unit, mortgaged, leased, willed or inherited just as you would any other property — a method of home ownership covered and approved by a 1963 Missouri law.

Each owner in Lakewood Estates pays his own utilities, his mortgage, and taxes on his residence. You cannot be held responsible for other owners' debts relating to the Condominium.

Exterior services in Lakewood Estates are paid for with a prorated monthly assessment set by your elected board of managers. These assessments provide insurance on your home and on the common elements. They pay the caretaker's salary, taxes on the common property, and maintenance and upkeep on the exterior of your home, the grounds and the common elements.

In this way, you not only eliminate these responsibilities for yourself but these services, expertly done, are considerably less in cost than ordinarily paid by an individual home owner — another condominium benefit enjoyed by all owners in Lakewood Estates.

Of course, you can now buy Condominiums of many different kinds almost anywhere. But here . . . for the first time . . . is the condominium dream home with something unique

added. A life-style! A kind of living that you'd think would cost much more. A free-and-easy way of life that few developments have ever offered before.

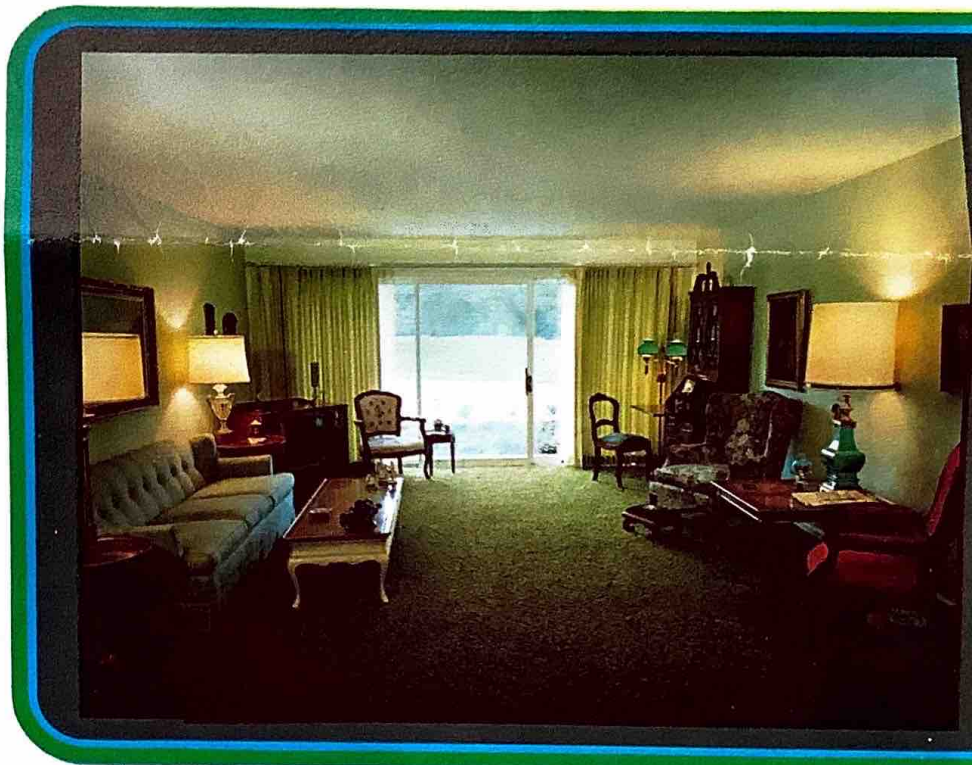
Welcome to Lakewood Estates!

It makes everything else seem old-fashioned in comparison!

Live it up the day you move in! Yes, it's true! The day you move into Lakewood Estates you belong to your own private club with "The Hub" — a beautiful, homey clubhouse — to enjoy and to impress your

But if you like to fish, you'll really enjoy life in Lakewood Estates, located on the shore of Lake Taneycomo, famous as one of the nation's outstanding Trout lakes as mentioned earlier. And, while trout is the number one fish in Taneycomo, salmon, walleye, bass, crappie and bluegill are regularly caught here, too. Even though you're not an expert fisherman now, you can become one soon when you live in this unique spot.

For boating enthusiasts as well as fishermen, you can keep your boat in our private marina adjacent to the



friends and guests. It has a swimming pool where you can swim to your heart's content; or maybe you'll prefer Shuffleboard or Horseshoes because those courts will be near the clubhouse — and they're yours, too! If you're a serious golfer, or merely enjoy the game, you can sharpen your putting skill or just have fun on Lakewood Estates' 9-hole putting green to be completed in the spring of 1972.

clubhouse at a nominal monthly rental. Adjacent also, will be a fishing pier for residents.

All of these benefits, and many others, are yours to enjoy as a resident of Lakewood Estates. Each new day of your life here will be a day of new enjoyment and inspiration. You'll really begin living when you move into your new home in Lakewood Estates!

What kind of homes are in Lakewood Estates?

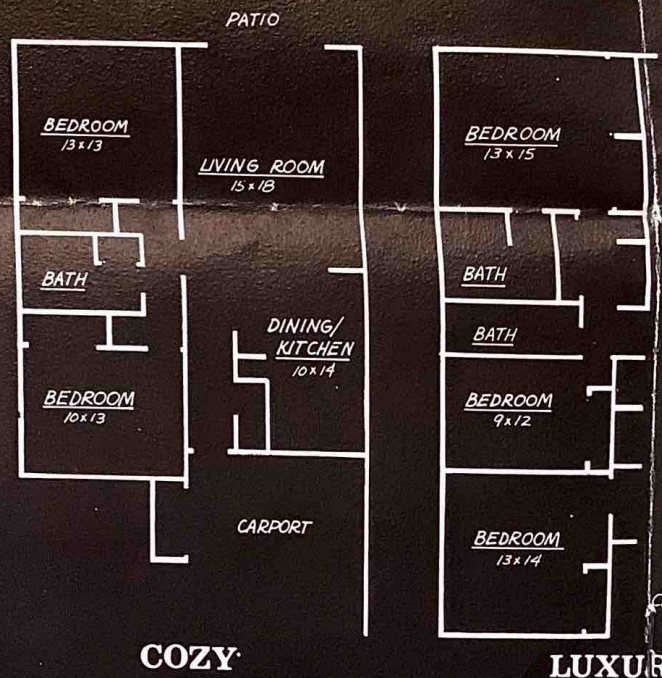
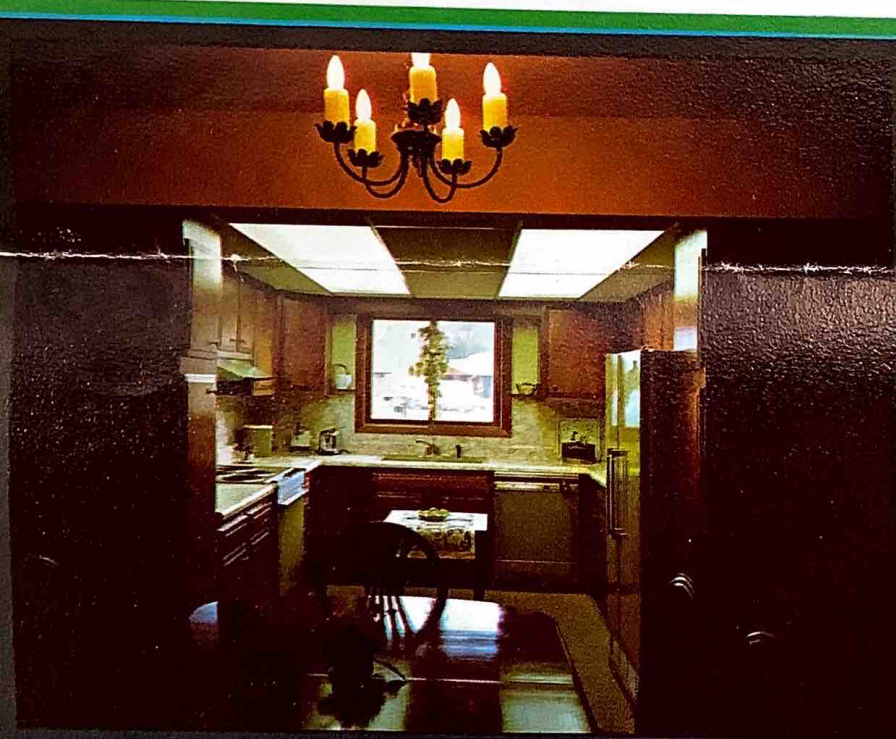
Quality, beauty, comfort and privacy are yours in Condominiums of Lakewood Estates. Excellent construction, even where it does not show, is the basis for the exceptional value of these homes. Design and equipment give continuous satisfaction in trouble-free service and lasting beauty.

Double-glazed, sliding glass doors lead to each home's private patio as already mentioned. All windows are Thermopane, double-glazed glass, too. Walls between adjoining units are doubly soundproofed for privacy and quiet. All units are single floor, built

needs. A generous array of built-in kitchen cabinets completes the make-up of this essential room whose indirect ceiling lights increase the enjoyment of the room when light is needed.

Available as optional equipment are refrigerator - freezers, washers, dryers and fireplaces.

The overall planning of these homes has benefited generously from the advice and knowledge of women who care about convenience and comfort. Storage space in a Lakewood Estates Condominium home is unusually gen-



on level land. There are few steps to climb. Wall-to-wall carpeted floors with choice of three colors are standard.

The homes are "Gold Medallion" all-electric, including heat and central air-conditioning. Frigidaire appliances equip the kitchen — built - in range and oven, dishwasher and garbage disposer. A large water heater next to the heating unit assures an ample supply of hot water for the family's

erous — more than ample for the average family.

The family automobile is housed in a carport which leads directly into the main entrance hall of the house. On one side of the carport, also, is a large storage cabinet for incidentals and a storage box that holds two trash cans out-of-sight. Both cabinet and storage box harmonize in appearance with the house as both are made from the same wood.

Advantages of living in Branson, Missouri...

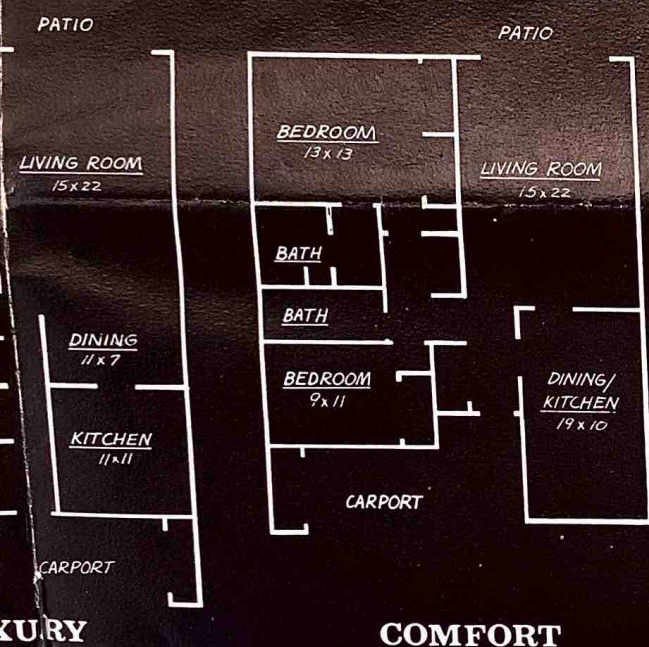
Branson is a thriving community with about 3,000 population and 16,000 in its trading area. It is the center of a growing region, too, as indicated by postal receipts: \$23,000 in 1950 . . . \$173,794 in 1970.

THE CLIMATE features mild summers and winters and enjoyable autumns and springs with riotous color in the woods on the surrounding Ozark hills. The city's elevation is 850 feet although surrounding mountains are considerably higher.

CHURCHES representing major denominations will welcome you. There

THE COMMUNITY HOSPITAL is comparatively new and modern in every respect. It has 100 beds and a capable professional staff. There are seven medical doctors, three dentists, three chiropractors and one optometrist here.

EDUCATIONAL OPPORTUNITIES of many kinds are available in the Branson area. Public Schools, through High School, are accredited Class AAA. The School of the Ozarks is an accredited four-year college for young people, and many special adult courses are available for those who are



are 11 Protestant and one Catholic Church at present in Branson.

SERVICE CLUBS, including the leading organizations, welcome newly arrived members and others who are qualified. Other clubs, based on former places of residence or on hobbies, offer the opportunity to follow your special interest among others with similar interests or hobbies. Also, you can make new friends at our clubhouse, "The Hub."

interested.

SHOPPING AREAS offer large stocks of food, clothing, sports equipment, appliances, home furnishings, drugs and variety goods. There are many intriguing gift and antique shops in Branson and the surrounding area, too, where it's a thrill to browse or to buy.

BANKING SERVICES are provided by two modern, progressive banks:

The Peoples Bank and Trust Company with Ben A. Parnell, Jr. as President, and The Security Bank & Trust Company with Foster Plummer as President and Trust Officer. Both banks are conveniently located in Branson's business district, and both banks occupy new modern buildings in which one immediately senses the friendly atmosphere that is so characteristic of this Ozark town.

UTILITIES give excellent service and rates are somewhat lower than the national average. Dial telephones serve the Tri-Lakes area, including Branson, and make direct-dialing long-distance connections with the Bell

THE LOCAL NEWSPAPERS are published weekly. They provide thorough and excellent coverage of local news. Also, several metropolitan dailies reach us on the day of publication.

IN SUMMARY, Branson offers all the advantages of cities many times its size. And it extends an Ozark friendliness that makes new residents feel at home . . . immediately.

In Lakewood Estates you're within easy distance of Branson's business section, shopping centers and so on. Yet because of the project's unique location, you're away from all the hustle and bustle of the city. It is quiet and serene in Lakewood Estates

Lake Taneycomo, of course, is the project's "front door," and not far away are the other two lakes — Table Rock and Bull Shoals — that comprise the Tri-Lakes group. All three are marvelous for many kinds of fishing and boating as well as other water sports.

Nearby, at Point Lookout, is the famous School of the Ozarks with its Beacon Hill Theater across the road from the School's Friendship House.

A few miles west on the scenic 76 Highway is the Shepherd of the Hills Farm with its Old Mill Outdoor Theatre and other attractions — one of the many famous historic spots in this area. A few miles farther on 76 is Marvel Cave and Silver Dollar City, nationally recognized as one of the country's best and most authentic pioneer villages.

Lovers of Hillbilly Mountain Music will have ample opportunity here to indulge their interests. On any evening during a long season they can visit the Baldknobber's Hillbilly Jamboree or the Mountain Music Theater, also on 76 about 3 miles west of Branson.

The Kewpiesta Celebration, Plumb Nelly Days, and the National Festival of Craftsmen are three more of the area's unusually interesting attractions, but space prohibits a more detailed description.

During the Christmas season, though, Branson's annual Christmas Adoration Scene has helped to make this city famous throughout the nation. Extending across the top of Mt. Branson, the scene consists of 30-foot figures in a colorful outdoor representation of the Nativity.

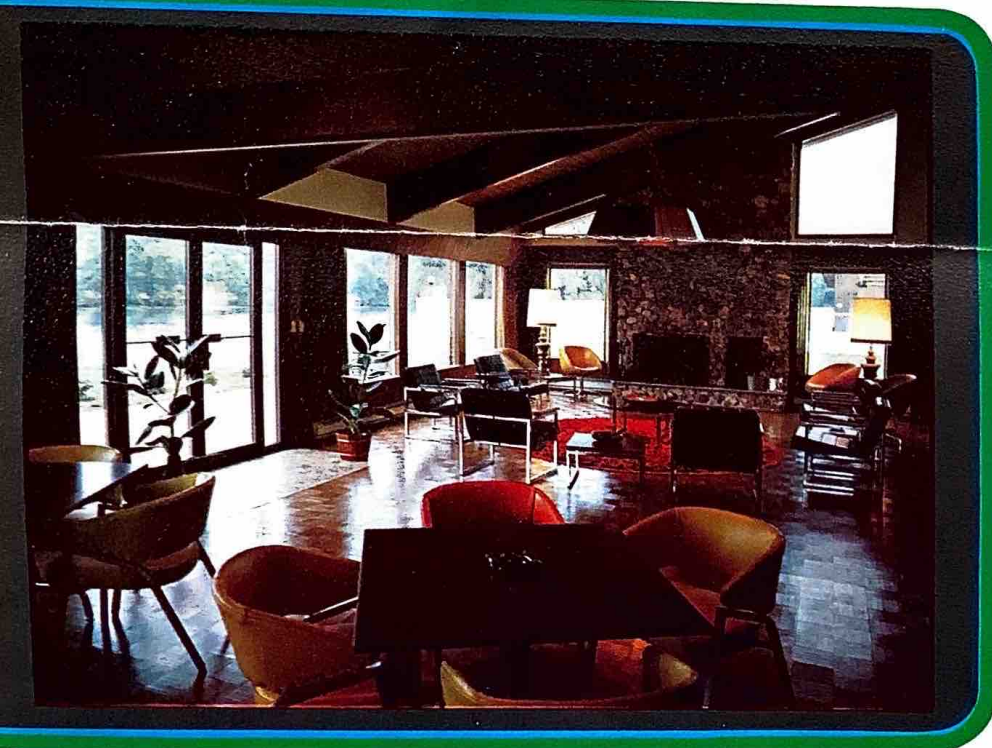
These are merely a few examples of the many, many attractions for residents and visitors alike in this enticing Ozark wonderland. As a resident-owner in Lakewood Estates, all of these interesting attractions will be yours to enjoy during the months ahead — attractions that will never tire but will continue to be ever-new as you enjoy them year after year.

System. City electricity, water, sewers and trash disposal as well as mail delivery, police and fire protection serve Lakewood Estates.

TELEVISION and RADIO stations send strong signals into Lakewood Estates. There are two local radio stations, and major network TV programs reach the area via cable from TV stations in Springfield and other cities.

— like living in the country instead of the city — a remarkably comfortable area for home-loving folks.

And, within easy driving distance are many scenic and other attractions for your personal enjoyment as well as that of your relatives, friends and guests who may visit you. They're much too numerous and varied to describe all of them here so we'll mention only a few.



And now, let's review the facts...

In summary, here are some of the many advantages to be enjoyed when you buy a home in Lakewood Estates:

1. You'll be living in a beautiful, restricted, quiet area of the Missouri Ozarks — "in the city" of Branson with all of its conveniences and services, but "in the country" for full enjoyment. And the nearness of Lake Taneycomo will add materially to your pleasure.

2. There are no through streets in the project. Access to each group of homes is provided by a series of paved lanes or courts, tear-drop in shape, around which a group of 11 buildings (22 homes) is attractively located and spaced. In each of these sections, too, generous space is provided for guest parking and recreation.

3. Because this is a special type of Condominium development, you have full membership and guest privileges in "The Hub" — our clubhouse —

swimming pool, 9-hole putting green, and all other facilities.

4. You'll have no outside maintenance or upkeep responsibilities because all of these services are provided by our Condominium plan at a nominal pro-rated monthly assessment.

5. Lakewood Estates Condominium Homes are "Gold Medallion" all-electric homes. Thus, housekeeping work and all interior upkeep are reduced to an absolute minimum.

6. Cleanliness, economy, comfort and convenience are continuously assured in these Lakewood Estates' Homes because they're totally-electric.

7. Finally, and most important, the price is right! Similar high quality homes — including condominiums — in many other areas are selling for prices that are much higher than Lakewood Estates. A home here is a sound investment now and for the future.

In conclusion...

Surely, by now, you know that words tell only part of the Lakewood Estates' story. You have to see these homes to appreciate them.

Why not come in soon for a "get acquainted" visit. See and inspect our model home. See other homes in various stages of construction. Note the high quality of all materials and the fine workmanship being used.

Then walk leisurely over to the lake and our clubhouse, enjoying the clean country air and thrilling scenery as you walk. Inspect our clubhouse and

other facilities carefully, and be sure to fill your lungs with the cool, bracing air from Lake Taneycomo.

As you return to your car, that probably was left in the carport of the model home, recall all the things you've seen and done here. Think how marvelous it would be to become a home-owner in Lakewood Estates to be a part of all this.

And then, we hope you'll decide to buy here soon — so you, too, can live in this fine Condominium settlement where a happy and enjoyable future will be yours.

LAKEWOOD ESTATES

Developed by local business and professional men



CLAY CANTWELL, former prosecuting attorney, is a native of Branson. He has practiced law in his home town for 15 years. Home phone (417) 334-3689



MILLARD HARRIS, known for quality building in fine homes and business structures. Home phone (417) 334-3667



JACK JUSTUS, owner of a large hardware and appliance store and a local plumbing supply company. Home phone (417) 334-3731

The developers of Lakewood Estates are active business and professional men in Branson. They own homes in the city and they and their families are active in community affairs. They will be your friends and fellow town-folks when you become a resident of Lakewood Estates. Their interest in you does not end with the delivery of your deed.

Local financing available

If you wish to finance a home in Lakewood Estates, you will find loans available at the two locally-owned Branson banks. You will find terms here as favorable as in any part of the state. There's a limit to the number of homes that can be built in Lakewood Estates, which adjoins one of Branson's most desirable residential areas.

For further information, or to make an appointment, for an inspection visit, write or telephone.



LAKEWOOD ESTATES

On beautiful Lake Taneycomo

Sales Office: In Clubhouse at North End of Parnell Drive

BOX 326

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Area Code 417 — 334-4170