



91 BREEZE DRIVE CAMDENTON, MO

\$2,750,000

PRESENTED BY:

**HOLLY POWELL & MIKE SWIFT
SWIFT & CO REALTY -
POWERED BY EXP REALTY, LLC**





Lake Breeze Resort



LAKE BREEZE RESORT

Nestled on the picturesque shores of Lake of the Ozarks, Lake Breeze Resort stands out showcasing unparalleled views that will leave visitors in awe. Open year-round, this resort caters to a diverse range of guests seeking a retreat in every season. From vibrant summer days spent on the water to cozy winter escapes with serene lake views, this property offers a versatile and timeless appeal, ensuring a steady flow of visitors throughout the year.

PROPERTY FEATURES

18 Rental Units

Marina

Swimming Pool

Laundry Facility

Corner Store

Playground

Private Fire Pits

and More



Lake Breeze Resort

Unit	Location	Bed	Bath	SF
Cabin 1	Lakefront	2	1	440
Cabin 2	Lakefront	2	1	400
Cabin 3	Lakefront	2	1	400
Cabin 4	Lakefront	2	1	400
Cabin 5	Lakefront	2	1	400
Cabin 6	Lakefront	2	1	440
Cabin 8	Lakefront	2	2	800
Suite 9 (4 Plex)	Lakefront	2	1	600
Suite 10 (4 Plex)	Lakefront	2	1	600
Suite 11 (4 Plex)	Lakefront	2	1	600
Suite 12 (4 Plex)	Lakefront	2	1	600
Suite 13	Owners	3	2	1326
Suite 14	Lake View	3	1	1,000
Cabin 15	Lake View	3	2	1,000
Room 16	Lake View	Studio	1	300
Room 17	Lake View	Studio	1	300
Suite 18	Lake View	2	1	900
Suite 19	Lake View	2	1	900





Lake Breeze Resort

Boat Rentals

573-873-5343

Lake Breeze Resort

91 Breeze Drive
Camdenton MO 65020

Rent Online at www.LakeBreezeResort.com

Services

Motor boats are rented for increments of 4 hours, 8 hours, All-Day and Multiple Days. An All-day rental has an a.m. start and midnight return. Multiple day rentals are to be returned by midnight on the last day.

Non motor boats (kayaks, hydrobikes, pedal boat, etc.) are rented by the hour or All-Day (up to dusk).

Lake Float Rentals-Chill Raft, Tubes, etc.

Information

- Boats include all legally required equipment. It is recommended to bring your own child and infant vest particularly fitted for your child.
- Motorboats must be 21 to rent (and boater certified if born on or after 1984.) Driver License Required for each driver. If someone drives without approval, all insurances will be waived and Lessee is responsible for entire boat and all liabilities.
- Boats have a max capacity and weight and cannot be overloaded.
- Any illegal activities while driving or while on the boat will cause our insurance to waive responsibility and the driver/lessee will be responsible for entire boat and any liabilities.
- Boat rentals can be cancelled by lessor due to inclement weather without charge. Boats are mechanical devices and do break. If a boat has to be pulled out and repaired, reservation will be cancelled and notification provided.

RATES ON THE BACK

Call us today OR book online at www.LakeBreezeResort.com

Boat rates are discounted as hours increment over the day and over the week.



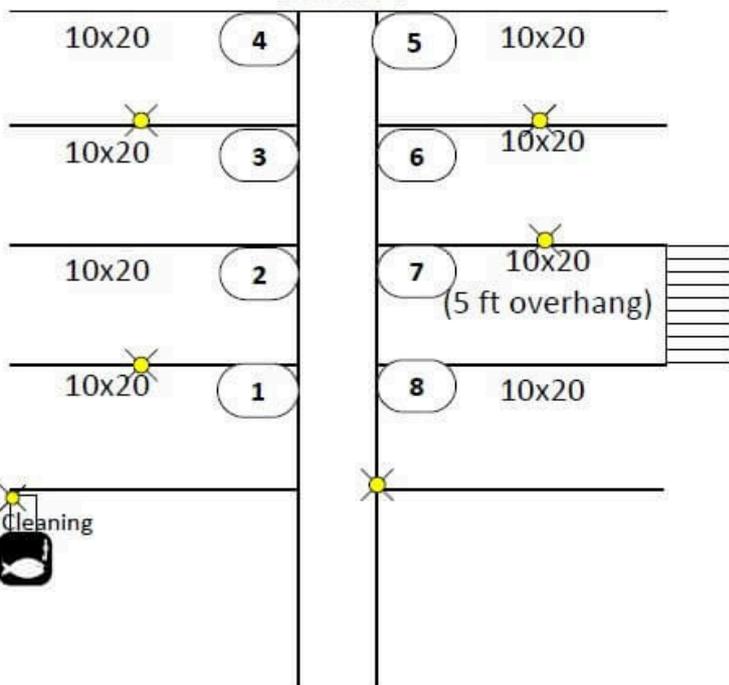
BOATS	4 Hour	8 Hour	All Day	2 Days	3 Days	5 Days
17.5 Tracker Fishing	\$250	\$375	\$475	\$950	\$1188	\$1900
22' ST Blue Tritoon	\$350	\$500	\$700	\$1400	\$1750	\$2800
24' ST Black Tritoon	\$400	\$600	\$800	\$1600	\$2000	\$3200

NON-MOTOR BOATS & FLOATS

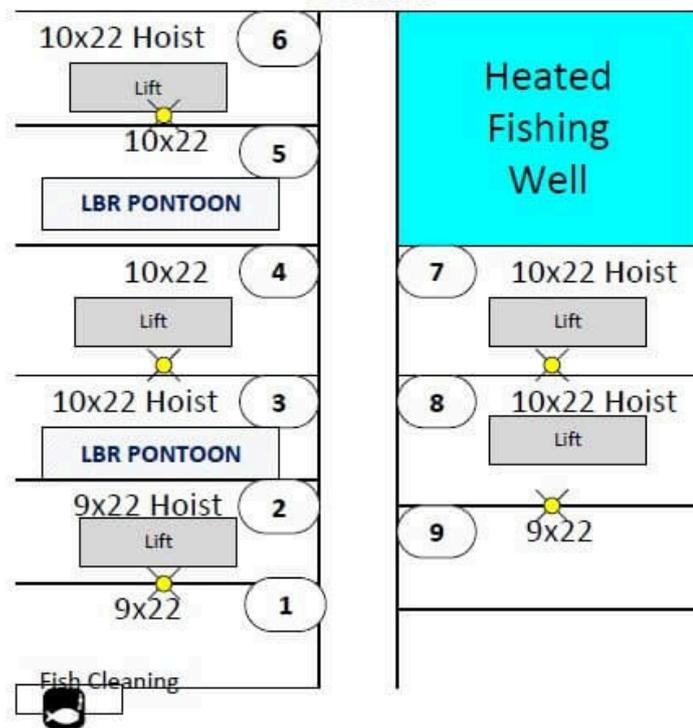
	Per Hour	All Day To Dusk
17 Canoe, Kayaks, Paddle Boards, Pedal Boat	\$15	\$50
Hydro Bikes	\$20	\$60
Chill Raft		\$49
Lake Float Tubes (\$15 Damage)		\$10
Boating Tubes Per Boat Rental Period Only		\$35

Rates Are Subject to Change

Dock A

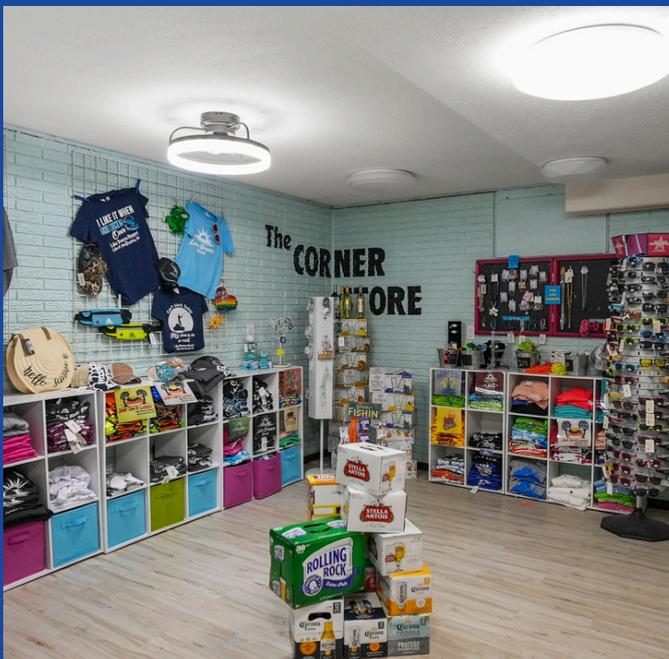


Dock B



RESORT AMENITIES

- Open Year Round
- Located on the 3 MM of Big Niangua
- Clubhouse
- Corner Store/Gift Shop
- Arcade/ Game Room
- Kid-Friendly Swimming Pool with Sun Loungers
- Picnic Areas with Bbq Grills and Cornhole
- Private Fire Pits
- Children's Playground
- Laundry Facilities
- Wi-Fi High Speed Internet
- Lake Access with Boat Ramp
- Trailer Storage
- Boat Slips & PWC Slips Available
- Fishing with Cleaning Station
- Stand Up Paddle Board Rentals
- Kayaks, Canoes & Paddle Boats Avail.





WHAT THE PEOPLE SAY



This established, known for impeccable hospitality is the perfect package! Don't believe us? Read below a few of many 5 Star Reviews

"WE DEFINITELY LOVE IT HERE AND WILL CONTINUE TO COME BACK AS OFTEN AS WE CAN!! IT'S SO PEACEFUL AND RELAXING AND THE OWNERS AND STAFF ARE SO NICE AND HELPFUL. I DEFINITELY TELL EVERYONE TO COME STAY HERE." -ASHLEY B

OUR STAY WAS WONDERFUL! THE CABIN WAS NICELY DECORATED AND HAD UPDATED APPLIANCES! WE WERE ABLE TO WATCH THE SUNSET ON OUR BALCONY OVER THE LAKE! WE HAD A FABULOUS VIEW! WISH WE HAD MORE TIME TO EXPLORE!- JANE C

WE VISITED LAKE BREEZE A COUPLE YEARS AGO AND LOVED IT. THE PEOPLE ARE FRIENDLY, ITS CLEAN, GREAT LOCATION! WE RENTED A BOAT! THE VIEW OF THE SUNSET IN THE ADIRONDACK CHAIRS IS AMAZING AND THE POOL IS QUITE RELAXING! -JOHN M

WE ALL ABSOLUTELY HAD THE BEST TIME HERE. THE LAKE, SWIMMING POOL, AN AREA FOR THE KIDS TO PLAY AND A PLACE TO GRILL OUT AND MAKE SMORES, THERE WAS EVERYTHING RIGHT HERE! THERE WERE 14 OF US, A CABIN FOR EACH FAMILY, MADE FOR THE PERFECT FAMILY VACATION. WE PLAN TO VISIT EVERY YEAR NOW. -RAQUEL

