

Information for: 1117 Dogwood Road  
Lake Ozark, MO 65049

Water:

Residence has well water. The well is located less than 10 feet out from the front door. It has a round metal lid with less than a foot of rock on top.

Septic:

Residence has a wastewater plant.

**Permit number MOGD00227**

Monitoring and permits are handled by the Department of Natural Resources. Regular maintenance, water sampling and paperwork is handled by a local company. A copy of the operating permit is held by realtor. Current permit expires June 30, 2029.

Water Softener:

Residence has a small commercial water softener. It was checked on November 1, 2024, to make sure everything was in good working order. Salt is delivered and filled on an as needed basis.

Electricity:

Residence has three 220 amp breaker boxes. They are located in the garage/workshop, bed and breakfast, and the main house. The breaker box in the main house was replaced in spring of 2024.

Heating and A/C:

Residence has 3 furnaces. Two furnaces are propane. They are located in the lower two levels of the bed and breakfast and in the main house. The top floor of the bed and breakfast is heated with an electric furnace. There are three air conditioners. All have been maintained as needed.

Water Heater:

Residence has two types of water heaters. The bed and breakfast uses an on-demand system for hot water. The main house uses an eighty gallon electric tank.

Propane:

Residence uses propane for some systems. Propane is used for the two furnaces, six fireplaces, the on-demand water heater and the Viking stove.

Boat dock:

Residence has a deep-water boat dock.

**Permit number UE-1793-1-H**

The dock has been checked by an electrician to make sure it meets all codes. Currently

waiting for inspection.

**Buoy:**

Residence has a buoy approved by Missouri State Water Patrol.

**Buoy Approval 02000101**

**Safety:**

Residence has smoke detectors throughout. The detectors on the bed and breakfast side are directly wired and connected. Carbon monoxide detectors are located in needed areas. Fire extinguishers are located on each level of the bed and breakfast.

## Vendors used

Ameren Electric: 800-552-7583

Best Pest: 573-348-1600

DeGraffenreid Heating & Cooling: 573-480-7866

Ecowater Systems: 573-636-3800

Green's Electrical Contracting: 573-635-6614

GFL Environmental (trash): 417-426-5001

Lake Ozark Water and Sewer: 573-346-2092

MFA Propane: 573-392-4231