



Lake Homes Approved For Vacation Rental

- **TABLE ROCK LAKE FRONT**
 - LAKE VIEWS
 - LAKE ACCESS
- **MARINA ADJACENT**
- **FIRST-CLASS AMENITIES**

A variety of floorplans available ranging from 4 to 10 bedrooms and 2,100 to 5,000 square feet.

Reserve your site today!

THE PERFECT COMMUNITY FOR YOUR LAKE HOME OR VACATION RENTAL INVESTMENT

Whether you want a lake home for your personal enjoyment, an income-producing investment property, or a mixture of both, Branson Cove offers a combination that can't be found anywhere else in the market:

- **True Lake Front.** Featuring a lakefront park where guests can walk down a gentle 150' path to the water's edge.
- **Spectacular Lake Views.** Lot upgrades are available for panoramic views of Table Rock Lake.
- **Management of Choice.** Because no savvy investor wants to be locked in to a specific property manager.
- **Lake Access.** State Park Marina is located right next door for rental of boats and overnight boat slips. Several boat launches within 1 mile.
- **Flexibility.** Unlike other projects, you can choose a home that is already completed or customize your site and floorplan selection with a new build.
- **Location.**
 - 6 miles to the Branson Strip
 - 8.5 miles to Branson Landing
 - 1 mile to Table Rock Dam
 - 9 miles to Silver Dollar City
- **Quality Construction.** A quality construction team led by one of the area's most trusted builder/developers.

RESORT-STYLE AMENITIES

LAKE-SIDE PARK

A lakefront park with fire pits, playground, and easy access to the shoreline.



INDOOR & OUTDOOR POOLS

Fabulous resort-style indoor and outdoor pools with waterpark slide.



RECREATION AREA

Featuring corn hole, sand volleyball, shuffleboard and more!



COLECURRIER

417.336.1300 • WWW.COLECURRIER.COM



FOGGY RIVER
REALTY

WWW.FOGGYRIVER.COM

NEW LAKE HOMES VACATION RENTAL APPROVED



Or Choose Your Site and Desired Floorplan

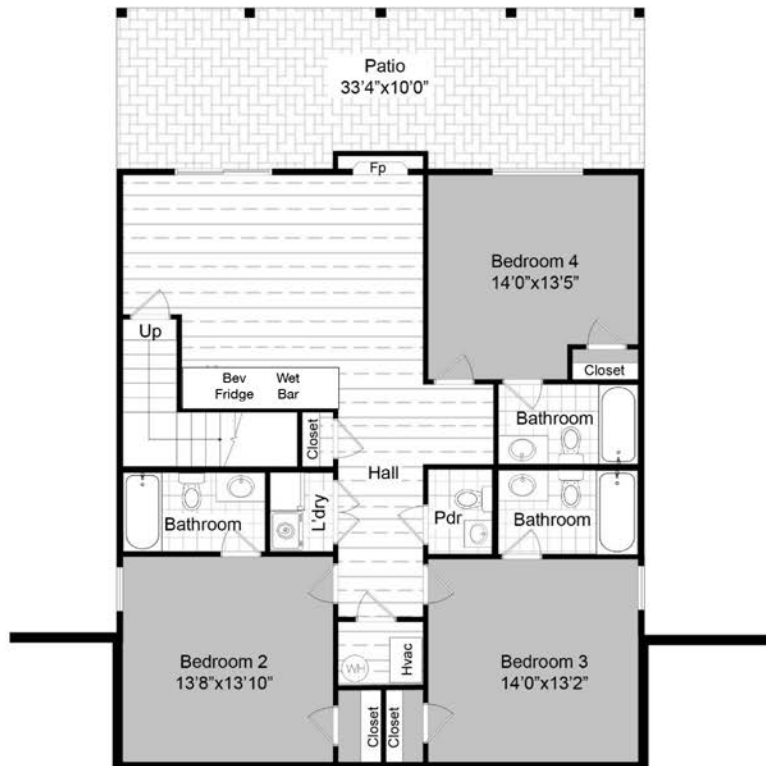
- # 1 Choose your plan. No site upgrade charge.
- # 2 Choose your plan. No site upgrade charge.
- # 3 Choose your plan. No site upgrade charge.
- # 4 Under Contract
- # 5 Under Contract
- # 6 Under Contract
- # 7 Under Contract
- # 8 Under Contract
- # 9 Choose your plan. +\$145,000 lakefront upgrade.
- # 10 Sold
- # 11 Sold
- # 18 Under Contract
- # 19 Under Contract
- # 20 Under Contract
- # 21 Sold
- # 24 Sold
- # 25 Sold
- # 26 Sold
- # 27 Sold
- # 28 Sold
- # 29 Sold
- # 30 Sold
- # 31 Choose your plan. +\$95,000 lakeview upgrade.
- # 32 Choose your plan. +\$95,000 lakeview upgrade.
- # 47 Choose your plan. +\$45,000 lakeview upgrade.
- # 48 Choose your plan. +\$45,000 lakeview upgrade.
- # 52 Choose your plan. No site upgrade charge.
- # 53 Choose your plan. No site upgrade charge.
- # 54 Choose your plan. No site upgrade charge.
- # 55 Choose your plan. No site upgrade charge.

This site plan is an artist rendering only and will vary according to the official plat.

Plan # 1
2800SqFt
5 bedrooms, 5.5 baths



MAIN LEVEL PLAN



BASEMENT LEVEL PLAN



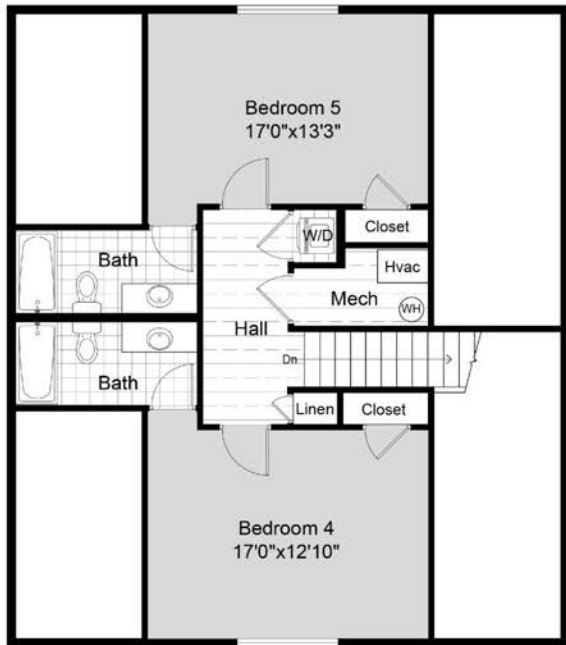
The second floor plan features a large **Bedroom 5** measuring 12'1" x 17'0". Adjacent to the bedroom is a **Bath** containing a bathtub, toilet, and sink. A **Store** (storage) area is located near the bathroom. A central staircase is labeled **Dn** (down). Other rooms include a **Mech** (mechanical) room, a **W/D** (washer/dryer) area, an **Hvac** (heating/ventilation/air conditioning) unit, and a **Closet**.

The second floor plan includes a Deck (10'0"x33'4") on the left, a Great Room (17'1"x18'0") at the bottom, and a Kitchen (18'0"x14'0") at the top. A central Hall connects the rooms. The right side features two bedrooms: Bedroom 1 (13'2"x13'8") at the bottom and Bedroom 2 (13'2"x14'0") at the top. Bathrooms are located near the bedrooms. A central staircase labeled 'Up' leads to the third floor. Closets include a large one in Bedroom 1, a smaller one in Bedroom 2, and a 'Store' closet near the stairs. A 'Pty' (pantry) is located between the kitchen and the central hall. A 'Fp' (fireplace) is situated on the left wall of the Great Room. A 'Dw' (doorway) is located at the top of the kitchen area. A 'Porch' is visible on the right side of the plan.

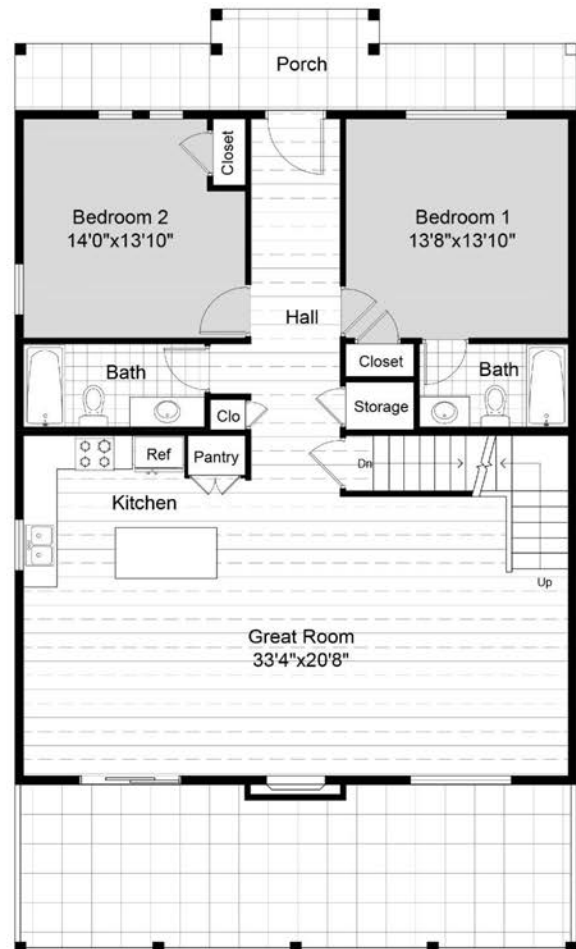
The second floor plan includes the following areas and features:

- Bedroom 4:** 13'5"x14'0"
- Bedroom 3:** 13'2"x14'0"
- Bedroom 2:** 13'2"x13'8"
- Bathrooms:** Two full bathrooms and one powder room (Pwdr).
- Patio:** 10'0"x33'4"
- Closets:** Multiple closets, including a large closet in Bedroom 3 and a closet near the entrance.
- Other Features:** A fireplace (Fp), a heating/cooling unit (Hvac), a wet bar, a refrigerator (Fridge), and a staircase labeled "Up".

Plan # 3
3547SqFt
7 bedrooms, 6.5 baths



LOFT LEVEL PLAN

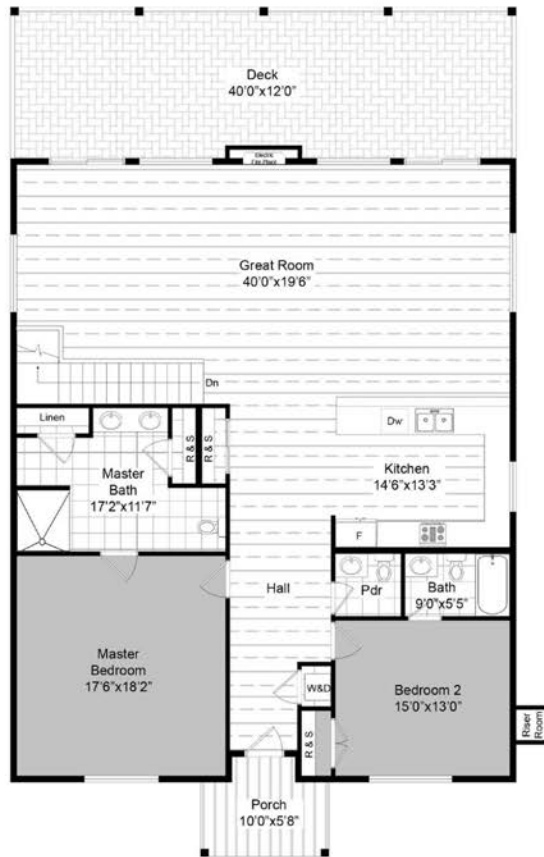


MAIN LEVEL PLAN



BASEMENT LEVEL PLAN

Plan # 5
3879SqFt
7 bedrooms, 6.5 baths



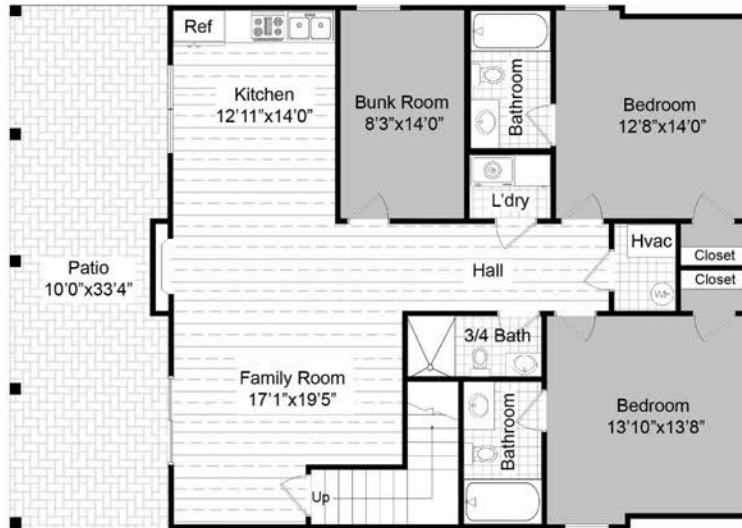
MAIN LEVEL FLOOR PLAN



BASEMENT LEVEL FLOOR PLAN



Plan # 4
3800SqFt
8 bedrooms, 6.5 baths



BASEMENT LEVEL



MAIN LEVEL



LOFT LEVEL

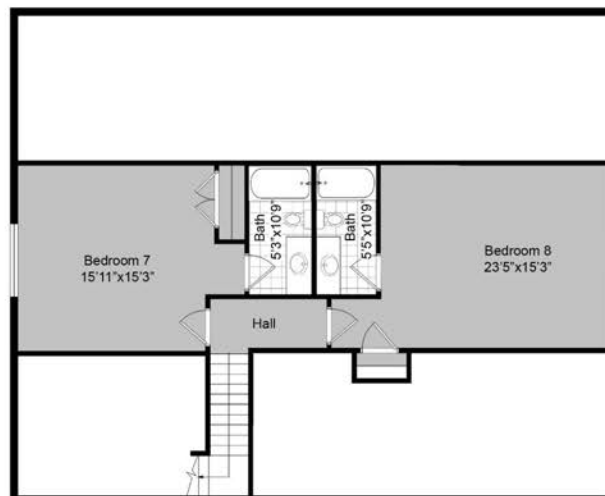
Plan # 7
4781SqFt
9 bedrooms, 9.5 baths



BASEMENT FLOOR PLAN



MAIN FLOOR PLAN

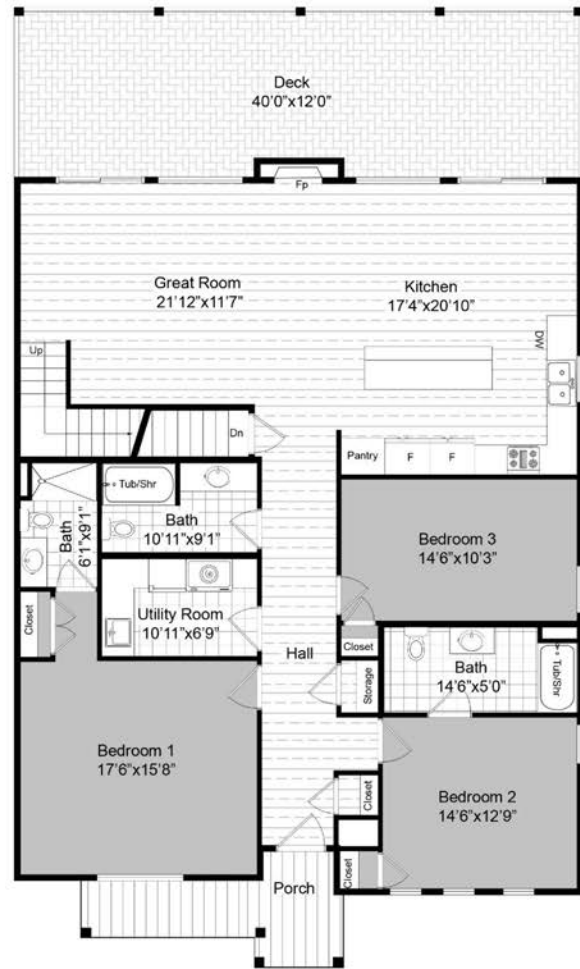


LOFT FLOOR PLAN

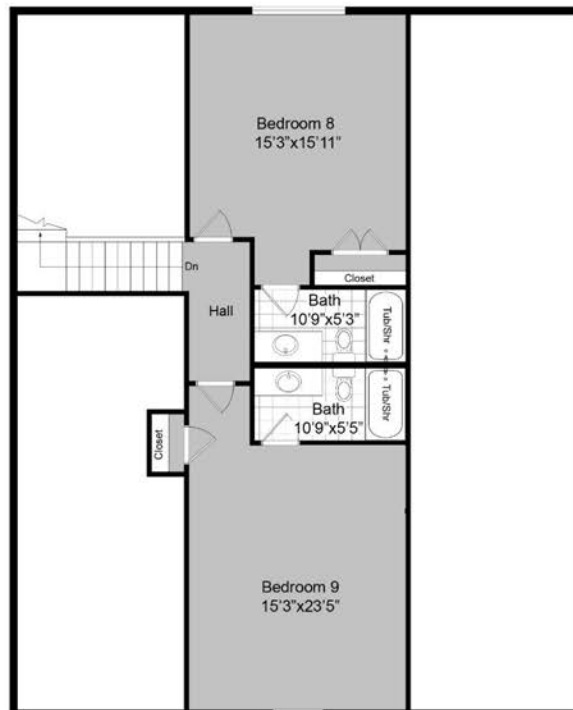
Plan # 8
4781SqFt
10 bedrooms, 10 baths



**BASEMENT
FLOOR PLAN**

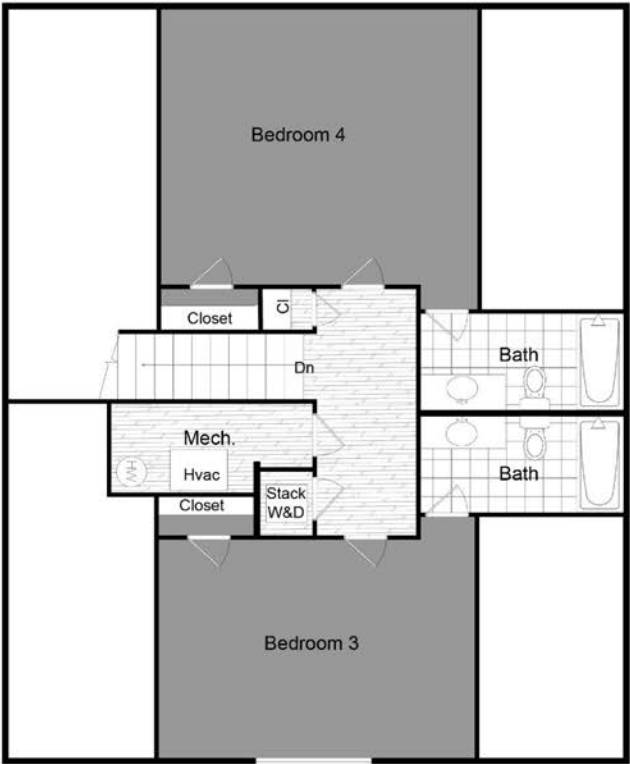


MAIN FLOOR PLAN



LOFT FLOOR PLAN

Home Already Under Construction
Site #12, 13, 14
2028SqFt
4 bedrooms, 4 baths



FIRST FLOOR
PLAN



GROUND FLOOR
PLAN