

## The Villas at Kinchlow Shores Offer New Options to Lake of the Ozarks Homebuyers

The Villas at Kinchlow Shores offer all the amenities you'd expect from a complex in our Missouri getaway: proximity to the Lake, tasteful interior décor and beautiful views. But it's the unexpected that make these villas a special surprise: private entrances just steps from the shore, energy-efficient insulated concrete form (ICF) walls and an opportunity to become part of a serene neighborhood.

Developer Dwight Steenhoek says these features make The Villas at Kinchlow Shores a must-see for anyone looking to purchase a home at the Lake.

Steenhoek's "fifty-year love affair with the Lake" started with yearly family vacations when he was a young boy. A desire to provide fellow Lake lovers with a home that offers the best in modern construction and lake access led him to develop The Villas at Kinchlow Shores.

### Features of The Villas at Kinchlow Shores

- Each Villa offers 1,700 square-feet of living space, including three bedrooms and two-and-a-half bathrooms.
- Nine-foot ceilings accentuate first and second floor units, while 11-foot ceilings complete the third floor.
- Tiled floors, custom cabinetry, granite countertops and a fireplace add to the polished feel of these homes.
- Decks and covered personal watercraft slips accommodate boats, and 40-foot cruiser slips are available.
- Each building has its own boathouse with sun deck, and a swimming pool is available to all residents.
- Each Villa features a spacious garage with room for a golf cart.

Located in naturally-protected, no-wake Kinchlow Cove at the twenty-fifth mile marker of the Osage, the Villas are in an enviable location. The buildings are tucked into the hillside, surrounded by trees that offer luscious shade in the summer and beautiful fall foliage.

"The Kinchlow Shores community is unlike any other in the area," said real estate agent Kevin Winters of REMAX Portside Properties. "There are only six buildings, each with three levels. Each villa occupies its own floor. This layout means buyers take advantage of both the low-maintenance living that comes with the purchase of a condo and the privacy offered by a single-family home."

"Because there are only 18 villas, our residents have the opportunity to get to know their neighbors if they like," said Steenhoek. "Those relationships are what really make a Kinchlow Shores villa feel like home."

The units themselves are designed to take every advantage of the beautiful natural setting. "A multitude of windows means homeowners can take in stunning sunrises," said Steenhoek.

And most importantly, each unit has front access to the cove. "It's common to have to trek out and around the back of your unit to reach the shore, but these villas'

lower level units are just 26 feet away from the water," explained Winters. "Even second and third floor units have a door leading right outside on the shore-side of the building."

Homebuyers looking for practicality and durability will find The Villas at Kinchlow Shores to be more than just a pretty face. The buildings were constructed using innovative insulated concrete form systems, which are extremely solid and energy efficient.

“We were looking for a building material that offered advantages to home buyers and was also environmentally friendly,” said Steenhoek. “ICF-built homes are expected to save their owners as much as 50 percent on energy costs.”

The Villas at Kinchlow Shores are the only such units in the area Steenhoek knows of that utilize insulated concrete form walls throughout the building structure.

**Take a virtual tour of The Villas at Kinchlow Shores by visiting [www.kevinwinters.com](http://www.kevinwinters.com).**

The ICF walls of The Villas at Kinchlow Shores have a solid concrete core that eliminates air filtration and stabilizes temperatures throughout the home, so smaller heating and cooling systems effectively maintain a comfortable environment.

Maintenance costs associated with ICF are much lower because these walls are less likely to shift and crack than a conventional foundation. The form that wraps the concrete is fire-retardant and resistant to mold and mildew. Fees associated with building upkeep will be dramatically lower than other complexes, due partially to the properties of ICF structures.

Homeowners of Kinchlow Villas will also enjoy unusual peace and quiet. Because each villa occupies its own floor, shared walls are non-existent. And ICF floors and ceilings reduce sound transmission, further enhancing the feeling of calm. “When you enter your villa, all you will hear is quiet, solid security,” said Steenhoek.

Steenhoek hopes those who purchase one of The Villas at Kinchlow Shores become as enamored with their Lake homes as he is with the Lake itself. “These villas include everything we wanted in a Lake home, but could find.”