



We Sell Big Lake!

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Platte City, MO 64079
(816) 219-3010

#13 313 Mallard Lane, Big Lake, MO



This 3-bedroom home offers EVERYTHING you could possibly ask for in a lake home! Includes a large spacious lot, private concrete boat ramp, mature trees with great shade, ample elevation on a poured concrete foundation, rustic exterior/interior AND great Lake location!!!

Price: \$165,000.00

(Inquire for special package pricing with jet skis, appliances, etc.)

Bedrooms: 3

Baths: 2 full

Upper Level: Est. 1,456 ft.²

Lot Size: 72.5' x 223' (0.37 acres)

Year Built: 2005

2014 Taxes: \$1,506.15

Foundation: Poured concrete

Exterior: Wood

Roof: Asphalt shingles

Water: City

Sewer: Septic

Heating/Cooling: Central Air/Heat

Other Features:

- Spacious kitchen with center island
- Large wrap-around deck with beautiful views of the Lake
- Concrete seawall with multiple boat slips
- Private concrete boat ramp (15' long)
- Large yard with mature trees, landscaping & a fire pit
- New hot water heater & garbage disposal in 2012
- New air conditioner in 2008
- Maytag® washer & dryer included
- Grass seeded in fall 2015
- Gravel driveway (approximately 1,200 ft.)
- TV with DVD player included

Agent: Alyssa Barnes

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