



## We Sell Big Lake!

Setting the trend for how Real Estate is sold in the Midwest.

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18156 Hwy 59  
Mound City, MO 64470  
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Platte City, MO 64079  
(816) 219-3010

### #3 270 Alpine Beach, Big Lake, MO



*This is a great 3-bedroom 2-bath lakefront home on two lots with all of the bells and whistles! Water reached upper living space last year, but as you can see in the photos the Sellers did not waste any time! The bottom portion of the walls have been removed, cleaned, wiring and insulation replaced! It is ready for the drywall, bottom cabinets, flooring and to be enjoyed. All wall studs and upper/lower beams are steel! Kitchen countertops and all sinks are all on-site so that is just one less expense to make the finishing touches on this one and get to enjoy lake life! The basement has TONS of space for 2-cars in addition to jet skis and other toys! Beautiful view off the lakeside deck and huge sliding glass doors for an open inside view. HUGE docks 40' long with additional 2-20' sections & lift included to park your toys in! This is priced to sell, so DON'T WAIT!*

**Price:** \$140,000.00

**Lot Size:** Approx. 120' X 135'

**Foundation:** Poured concrete

**Exterior:** Vinyl siding

**Sq. Ft.:** Approx. 1,546 sq. ft. (upper living space)

**Other Features:**

**# Bedrooms:** 3

**Roof:** Metal

**Basement:** Storage under elevated home

**Garage:** 2-Car

**Build Date:** 1989

**# Baths:** 2 Full

**Taxes:** 2019 Taxes were \$872.49

**Sewer:** Septic system

**Water:** City

**School District:** Craig R-III

- Beautiful vaulted ceilings
- Spacious open kitchen living area
- Flat top electric stove included
- New seawall in 2018
- Elevator (Seller has electric motor)
- **HUGE** 40' long dock w/additional 2-20' dock sections w/concrete top/encapsulated bottom floating docks w/shared dock to enter your side!
- Beautiful kitchen countertops on-site

- Vinyl railing on decks
- **ALL** steel beams studs and upper/lower supports steel
- Huge porch on lakeside w/electric Sunsetter retractable awning
- Electric 4,000# Shore Station boat lift (needs repair)
- Carport
- Covered porch on roadside entryway
- Skylight in restroom
- Metal storage cabinets in garage
- Closed-cell insulation under floor

#### LISTING AGENT:

Ryonee McCann (409) 790-5283 or [ryonee@barnesrealty.com](mailto:ryonee@barnesrealty.com)

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.**



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***Photos***





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