

# We Sell Big Lake!

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18156 Hwy 59 Mound City, MO 64470 (660) 442-3177 1711 Oregon Hiawatha, KS 66434 (785) 742-4580 1708 Prairie View Rd, Suite B Platte City, MO 64079 (816) 219-3010

#### #1 320 & 322 Lakeshore Dr. Big Lake, MO 64437





JUST LISTED! This NEWLY BUILT 2-bedroom 3-bath home that includes TWO LOTS with electric, vinyl covered boat lift and brand new, low maintenance vinyl covered seawall! It's all new construction includes heated floors, concrete countertops, rustic trim & tongue ceiling, all blown-in foam insulation & lots of glass to enjoy an unobstructed lake view! It's central lake location provides the best water depth Big Lake has to offer with panoramic views & gorgeous sunsets!

SELLING UNDER COST & offering a substantial floor covering/appliance allowance as well so ACT FAST!!

Price: \$245,000.00 # Bedrooms: 2 # Baths: 3

Septic: 1,000-gallon poly tank (new) Year Built: 2018 Taxes: 2020 taxes were \$1,434.29

Square Footage: Approx. 24' x 30' poured foundation w/ main level & loft = 1,080 sq ft living space plus 720 in lower level

#### **Other Features:**

- Radiant heat floors (electric water heater boiler system)
- Blown in foam insulation (closed cell)
- Concrete counter tops
- 2-stall garage with overhead doors
- Rustic tongue-n-groove ceiling (came from Glenwood bowling alley
- Hardy siding
- Brand new vinyl cover for boat lift
- New seawall with vinyl front for no maintenance
- Electric boat lift w/battery power

LISTING AGENT: Alyssa Barnes

(660) 851-1171 or alyssa@barnesrealty.com

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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.



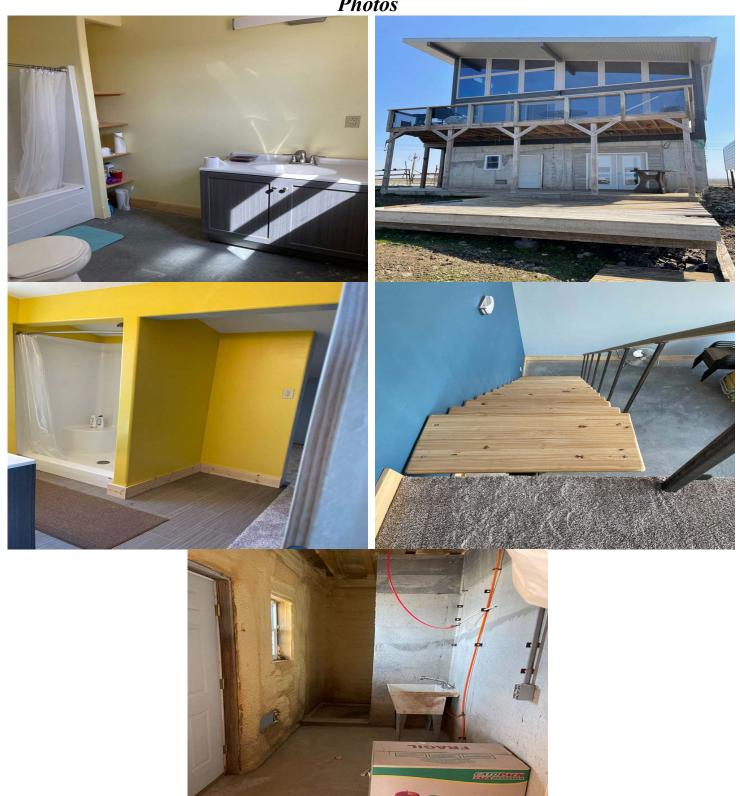


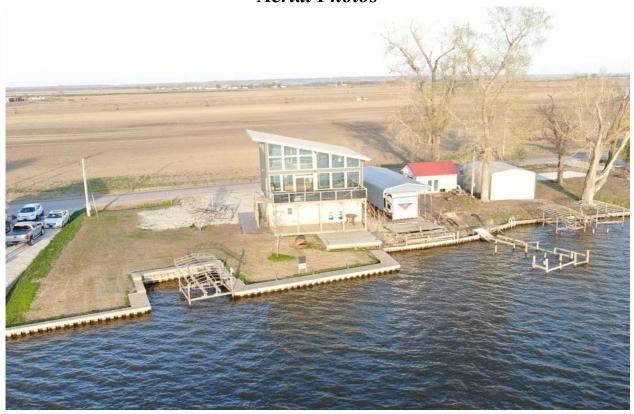














#1 320 & 322 Lakeshore Dr. Big Lake, MO 64437 Aerial Photos





