



We Sell Big Lake!

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

www.BarnesRealty.com

**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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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 him self 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 The listing may be withdrawn with or without approval.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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