

OZARK COUNTY REALTY P.O. Box 74 Theodosia, MO. 65761 1-417-273-2290
Email us: ozarkcountyrealty@gmail.com Call Us Toll Free 1-855-273-2290

Listing #361... \$225,000 COMPLETE LAKE PACKAGE!
INCLUDES BOAT STALL ON BULL SHOALS LAKE

Type: Lake Residential **School:** Mark Twain RVIII **Acres:** 4 m/l **Taxes:** \$1,416
Square Feet: 2,368 approx. **Bedrooms:** 4 **Baths:** 2 1/2 **Garage:** 2 Car Attached



<u>ROOM</u>	<u>DIMENSION</u>	<u>LEVEL</u>	Primary Heat:	Central Heat Pump
Kitchen	14'1"x10'	Main	Cooling:	Central Heat Pump
Dining Room	17'6"x12'11"	Main	Water System:	Private Well
Living Room	22'11"x17'9"	Main	Sewer System:	Septic
Master Bedroom	14'10"x10'7"	Main	Foundation Type:	Walkout Basement
Bedroom #2	11'7"x9'10"	Lower	Foundation Material:	Cocrete Block
Bedroom #3	12'x12'2"	Lower	Exterior:	Vinyl
Bedroom #4	19'6"x12'	Lower	Style:	Ranch
Utility Room	11'x8'2"	Lower	Roof:	Composition Shingles
Office	10'11"x8'3"	Main	Subdivision:	None
Sewing Room	11'8"x7'9"	Main	Zoning:	None

If your dream is owning a lake home this could be your place. Whether you are looking for a full time, or vacation home this property has it all. Very spacious home, pretty yard, 2 large decks, upper and lower, lake view, and boat slip with lift. The home is located on 4 ac m/l that join the Corps "take line" of Bull Shoals just off of paved road. The included boat slip is less than a mile away, and has very easy access.

Very neat and tidy lake home with 4 bedrooms, and 2 1/2 baths. The home sits on 4 acres m/l that join the Corps take line of Bull Shoals Lake in Marion County AR. The main level has an open kitchen, dining, living room, (with fireplace) master bedroom, 2 bonus rooms, and 1 1/2 bath. The full basement has 3 bedrooms, bath, utility room, attached 1 car garage and work shop. The large kitchen has lots of storage, corner lazy susan, island, and comes with range, refrigerator, and dishwasher. Beautiful lake view from inside the house, and from both the main level and lower decks. The outside is just as neat and tidy as the inside. The yard is lovely, and the front yard is fenced. 40'6 x 20 outbuilding. Washer and dryer. Heat pump. The 10 x 23'6" boat dock stall, with lift, is less than a mile away and is easy to access. Just off of paved road in the Protem area of Bull Shoals Lake. Great lake home package.

Call Us For More Information 417-273-2290 Toll Free 1-855-273-2290