

Listing #375... \$399,999 LISTEN TO THE QUIET

CLASSY COUNTRY HOME NEAR LAKE

Type: Residential/Acreage **School:** Lutie RVI **Acres:** 49.65 m/l **Taxes:** \$1,740
Square Feet: 2,560 approx. **Bedrooms:** 3 **Baths:** 2 **Garage:** 2 Car Attached



<u>ROOM</u>	<u>DIMENSION</u>	<u>Fireplace:</u>	<u>Gas Burning</u>
Kitchen	21'7"x11'3"	Primary Heat	Geothermal Heat Pump
Living Room	21'8"x20'8"	Cooling	Geothermal Heat Pump
Dining Room (used as office)	12'x12'	Water System:	Private Well
Master Bedroom	24'x15'	Sewer System:	Septic
Master Bath (Full)	16'9"x9'	Foundation:	Crawl Space
Bedroom #2	15'7"x12'7"	Foundation Material:	Concrete Block
Bedroom #3	14'x9'	Roofing:	Composition
Guest Bath (3/4)	16'x8'	Style:	Ranch
Breezeway	22'6"x9'6"	Subdivision:	None
Utility Room	10'2"x9'2"	Zoning:	None
Loft	11'4"x9'		

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CLASSY COUNTRY HOME NEAR THE LAKE!

Spacious 9-room, 3 bedroom, 2 bath single level home with lots of light & large windows is situated well-within the versatile 49.65 acres for privacy. Offers a beautiful Ozark Mountain view, hayfield, pasture, paved road access, attached garage, super shop, large equipment shed, separate concrete building for hobbies or on-site business & an older barn. All located very handy to services & BULLSHOALS LAKE!

The upgraded home features: newer Geothermal ground-source dual fuel heat pump; cathedral ceiling with huge stone fireplace; hardwood, bamboo & ceramic tile flooring; eat-in kitchen provides all appliances, tons of storage, hardwood cabinetry with custom pull-outs in all lower cabinets, slate & travertine tile countertops/island & a beautiful view from the large bay window. Relaxing & roomy Master Bedroom has custom walk-in closet with built-ins, his & her armoires. Master Bath features a huge walk-in tiled shower with double shower heads, tub, custom solid walnut double vanity. Separate formal Dining Room currently used as an Office. Fabulous Sun Room (400 sq.ft.) features built-in hot tub overlooking koi pond & panoramic views beyond. Energy efficient windows, newer water heater, 4 G cell phone & internet service. Attached 2-car Garage with 2 auto doors; Steel shop building 40'x 30' has 12 ft. overhead door, concrete floor, electric, engine hoist with attached 40'x 60' Machine shed; 4-room Block Building 30' x 52' has kitchen, 2 half baths – could be a business building, artist's studio, rec room or more. Lots of wildlife & privacy here...a slice of paradise awaits!