

x0024199900 3br (22502 USD)



Location **Indiana**
<https://www.genclassifieds.com/x-384363-z>

Realtors welcome, and will receive 3% if they bring a buyer to the table.
 Not for lease or rent, so don't bother asking!
 Please no "so called investors" looking to make a fast buck. Serious buyers only!
 Will consider all reasonable offers!

Beautiful, exceptionally well maintained Home 1/2 block from Table Rock Lake! 2250 square ft. Home on 1.5 wooded acres. Excellent condition and move-in ready! Just walking distance from Table Rock Lake in southwest Missouri. Has 3 large bedrooms, 2 3/4 bath, kitchen, (with kitchen breakfast bar) living room, dining room, family room, 2 large decks (larger deck is covered). Wood burning efficiency fireplace. Large 2 1/2 car garage with work bench and lots of shelving, and 12'x28' carport. Walk out basement includes very large utility room, another work bench, and lots of built in cabinets for storage.

Included Appliances:

refrigerator, double oven, dishwasher, microwave, washer, dryer, dehumidifier, electric water heater, water softener.

Gas forced heat, high efficiency furnace, central air. Whole house fan and attic fan, 7 ceiling fans, including 2 on covered deck.

New propane tank is owned.

New roof and thermopane windows in 2007.

Exterior painted in 2013.

Very quiet neighborhood. Close to Silver Dollar City and Branson Entertainment.

2 slip and swim lake 2 slip and swim just walking distance from home. Available for rental. Additional 35'x10' hot tub, swimming pool for relaxation. Large deck where you can sit and enjoy the view. Large nature trail with covered deck. Watch the deer and birds below. Large bird feeders. If you can't get in, please call or email.

Contact by email, or phone. (Leave name and number, and I will return your call / or answer your email)

AP- I will not return calls to people that do not leave a message)

This property is for purchase only.
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 (will work with realtors representing persons interested in purchasing this property)



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ROOM DIMENSIONS:

Upper Level:

Living Room: 22.5' x 13'

Dining Room: 11.5' x 9'

Kitchen: 13.5' x 11' (with breakfast bar)

Master Bedroom: 14.75' x 12'

Master Bath: 8.5' x 5'

Bedroom #2: 18.3' x 10'

Deck #1: 28' x 12' (covered deck)

Deck #2: 24' x 8'

Main Bath: 8' x 8.3'

Lower Level:

Family Room: 21' x 12'

Bedroom #3: 21.5' x 10.5'

3/4 Bath: 12' x 8.6'

Utility / Storage / Work Bench: 22' x 14' / 11.5' x 12' (L-shaped)

Garage: 28' x 24' (with work bench and lots of shelving)

Carport: 28' x 12'

H.O.A. Fees: \$530 / year (includes water and private road maintenance)

Taxes: \$825 / year

Year Built: 1975

New septic in 1997

Tour this home: http://tour.fizber.com/tour/blaze/tablet.htm?tourId=2464384&version=standard&theme=fizber_2&lang=en#.VOi-4YFOKrU

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