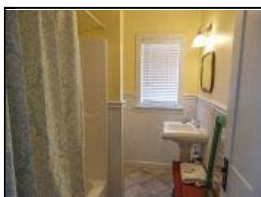
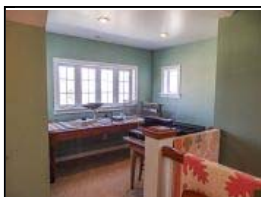
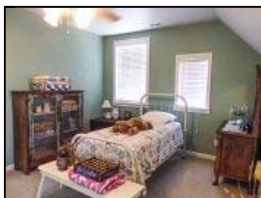
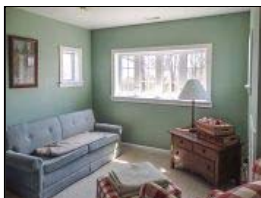


OZARK COUNTY REALTY P.O. Box 74 Theodosia, MO. 65761 1-417-273-2290
Email us: ozarkcountyrealty@gmail.com Call Us Toll Free 1-855-273-2290

LISTING # 386... \$239,500 MODERN COUNTRY CHARM ON 3 ACRES

Type: Residential School: Gainesville RV Acres: 3 m/l Taxes: \$912

Square Feet: 2,150 approx. Bedrooms: 3 Baths: 3 Garage: 2 Car Detached



<u>ROOM</u>	<u>DIMENSION</u>	<u>LEVEL</u>		
Kitchen/Dining	32'10"x 10'10"	Main	Primary Heat:	Central Heat Pump
Living Room	19'8"x 14'7"	Main	Heating Fuel:	Electric
Master Bedroom	13'11x 11'11"	Main	Cooling:	Central Heat Pump
Master Bath	8'5"x 7'4"	Main	Water System:	City Water
Sun Room	10'10"x 9'5"	Main	Sewer System:	Septic
Utility Room	14'5"x 7'5"	Main	Exterior Siding:	HardiBoard
3/4 Bath	7'5"x 6'	Main	Roof:	Composition Shingle
Bedroom 2	18'x 11'	Upper	Foundation:	Crawl Space
Bedroom Area	14'x12'	Upper	Foundation Material:	Poured Concrete
Sitting Area	11'x10'	Upper	Subdivision:	Ozark Dells
Office Area	10'x 6'4"	Upper	Covenants and Restictions:	None
Full Bath	9'x 6'	Upper	Owners Association:	None
			Zoning:	In City Limits

Built in 2003 with all the charm of a country farm home and the conveniences of today. 3 bedroom, 3 bath with the master bedroom on the main level. Hardwood, ceramic tile and carpet flooring. Built-in bookcases in the living room. Large eat-in kitchen with sunroom (also with built-in bookcases) off the dining area. Extra large utility room with 3/4 guest bath and stained glass door to the rear deck. Upper level has 2 bedrooms, a sitting area, office area and a full bath. Full length covered front porch and a covered rear porch plus a large wrap-a-round deck to sit and enjoy the beautiful countryside view. Large shade trees and many flower beds. It comes alive in the spring.

Extra large 2 car garage (32'x 24') with double overhead doors and double entry doors from the 24'x 7'10" covered side deck. The home has a heat pump for central heating and cooling and doublepane windows. Although the home is on city water, there is a private water well (hasn't been used in many years). At one time, there was a community garden on the property (before the home was built) and the well was used to water the garden. There is plenty of room for a garden, fruit trees and a chicken coop, if you like fresh eggs!



VIEW FROM DECK

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