

**455 Dry River**  
Springfield, MO 65803



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**MLS# 60284959**



**\$70,000**

**\*\*Exclusive Lot in Canopy - Springfield, MO\*\*** Located next to the serene Dry Sac River, this exceptional lot in the prestigious Canopy community offers a unique opportunity to build your dream home in a setting that blends natural beauty with modern convenience. Surrounded by miles of scenic paved and mulch trails, the Canopy community invites you to explore its lush landscapes, enjoy wildlife sightings, and take advantage of owner pick-n-pull gardens for fresh, homegrown produce. What sets Canopy apart is the chance to collaborate with the community's architect to custom design your home, ensuring it perfectly suits your needs and vision. Start from scratch or custom design a plan already completed. Plus, with city water and sewer services, as well as fiber optic internet available, you'll enjoy the best of both worlds--peaceful, rural living with the comforts and connectivity of city amenities. Experience the rare combination of privacy, nature, and thoughtful design in one of Springfield's most exclusive developments. Don't miss out on this exceptional opportunity!



**Ginnett Sturdefant**  
Phone: (417) 350-6720  
Sturdy Real Estate

For full listing details, please scan:

