

**2247 County Road 644**  
Theodosia, MO 65761



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**MLS# 60292914**



**\$349,500**

**5 Bedrooms | 3 Bathrooms | 3,180 Sqft**

Late Summer Special! Custom home on 1.4 acres, on the lake, for under \$110 / sq. ft.! Unheard of!!!! Grab the fishing rod, walk down the hill to the lake, & have a line in the water in minutes! Come see this custom built, sprawling ranch-style home with a full walk-out basement tucked away on a private 1.4 acre lot that sits on Bull Shoals Lake! The main floor boasts an open great room design featuring a beautiful kitchen with dining area, living room, master bedroom with walk-in closet and ensuite bath, 2 additional bedrooms, a full bath, and the laundry / mudroom. The fully finished basement features 10' ceilings, is an entertainment mecca complete with a large family room, game room, wet bar, bedroom with another ensuite bath, a 5th bedroom or home office, utility room, and awesome storage room! It would be super easy to complete a second full kitchen here if wanted & it has it's own entrance! This home features many upgrades including gorgeous 42" maple kitchen cabinets, granite countertops, vaulted pine tongue-in-groove ceilings, tile floors, new carpet in the main floor great room, a beautiful wood burning fireplace plus wood stove in the basement, & more! It is pre-wired for high speed internet & is currently hooked into Starlink for phenomenal speeds. Upper and lower level decks run the full length of the back of the house to enjoy



**Craig Bennigsdorf**

Phone: (303) 507-7053

Westgate Realty-Springfield/Seymour

For full listing details, please scan:

