

**217 Westview Road**  
Climax Springs, MO 65324



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**MLS# 3577312**



**\$399,000**

**3 Bedrooms | 3 Bathrooms | 1,700 Sqft**

Welcome to a truly unique property in the sought-after Westview Subdivision where lakefront living meets peaceful acreage and functional space. This special offering includes 370 feet of waterfront, 3.37 acres of land, and a versatile shop, making it the perfect blend of relaxation, recreation, and practicality. This charming 1,700 sq ft home is thoughtfully designed for main-level living and features 3 bedrooms, 2.5 bathrooms, and rich wood trim throughout that adds warmth and character. The open, easy-flow floor plan creates a welcoming atmosphere, ideal for everyday living or weekend getaways. Step outside and enjoy the best of lake life the home is nestled in a quiet, protective cove with a stunning main channel view. Whether you're sipping coffee on the deck or heading down to your private, 1-well encapsulated dock, every moment here feels like a retreat. The additional acreage gives you endless possibilities: garden, build, roam, or just soak in the natural beauty around you. And with a large shop already on-site, there's plenty of room for hobbies, storage, lake toys, or even future expansion.



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