

## Lots 84-86 Sunset Shores Climax Springs, MO 65324



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MLS# 3577761



# \$24,900

This is a rare opportunity to own four beautiful lots totaling 1.3 acres in the sought-after Sunset Shores subdivision of Climax Springs. Located in a well-established neighborhood, this property offers access to community water and high-speed internet through COMO Direct Fiber Optic, ensuring modern conveniences. Additionally, there is an option to purchase a boat slip in the community dock, with a 12 x 24 slip still available for \$20,000 perfect for enjoying life on the water. For those seeking versatility, the HOA permits the construction of a custom shouse, provided it includes at least 1,200 square feet of living space. This allows homeowners to create their dream home while incorporating a workshop, man cave, or additional functional areas. Whether you're looking for a permanent residence or a peaceful retreat, Sunset Shores offers an ideal environment surrounded by tranquility. With ample space to build, these lots provide a great foundation for your future home or shouse. And as always, the sunset is even more breathtaking when experienced from the comfort of Sunset Shores.



**ED SCHMIDT-TEAM**

EXP Realty, LLC

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