

**12 Mimosa Road**  
Rocky Mount, MO 65072



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**MLS# 3577535**



**\$949,900**

**5 Bedrooms | 4 Bathrooms | 3,688 Sqft**

Amazing rental potential! This amazing property has privacy, an amazing view, and a large 3-well dock w/swim platform! Nestled in the upper third of Jackson Branch Cove, you have easy access to the main channel and all its amenities, but limited traffic to disturb your peace. The home easily sleeps 12 and could handle several more. It can be rented nightly and should do extremely well with two family room areas, a main floor master, and a separate area with storage and second kitchen, and a separate 560 sq. ft. building that is finished but does not currently have water for a workshop, game room, office area, or a bunk room if needed. The main floor boasts a 45-foot great room, which provides an unparalleled view of Jackson Branch Cove and a separate game area with pool table. The remodeled kitchen has GE Caf appliances and a new dual drawer dishwasher. The home has a metal roof, baseboard heat, and dual heat pumps. It not only has 3.5 baths but has two additional dressing rooms with sinks for brushing teeth, etc. while someone else uses the actual bath. Don't forget the 3 well, 58 dock with a swim platform and two lifts. New septic in 2014, shared well in 2023 and newer HVACs.



**CHUCK PHEGLEY**

BHHS Lake Ozark Realty

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