

269 Sisters Lane
Protem, MO 65733



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MLS# 60298037



\$75,000

1 Bedroom | 1 Bathroom | 848 Sqft

The 868 sq. ft. custom built 'tiny house or cabin' offers seclusion and privacy with an MO address is actually located in Arkansas. This surveyed, one BR, one BA home, features an open floor plan. The house has its own driveway with an entrance off Sisters Road and a fenced back yard for fur babies or intimate gatherings. The front-covered deck offers amazing year-round lake views. Since there are no restrictions and this potential income producing property could easily become a short-term nightly rental property or even a long-term rental. As the seller was getting the property ready to sell, it was noted there was a moisture problem. The home has been evaluated and may be purchased 'AS IS' with a discount of \$10,000 to allow for white mold remediation, new flooring, repairs, sub-floor, baseboard, venting. The seller has a contractor who has bid the repair job and is available to do the work. The home can also be purchased restored for \$75,000. There is a mixture of 'weekender' vacation homes and full-time residents. No Subdivision covenants or restrictions. This AR property has a MO mailing address, and 911 services are provided by Taney County, MO. Lazy Acres VFD annual dues are \$25 p/year. You are less than 1 mi from the Lazy Acres Point where you may swim or launch your boat in the beautiful, clear waters of Bull Shoals Lake. This is a



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