

45 Lakeside
Cape Fair, MO 65624



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MLS# 60299305



\$450,000

3 Bedrooms | 2 Bathrooms | 1,500 Sqft

The Ultimate Lake Home Package Deal! This beautifully remodeled, partially furnished 3-bedroom home is perfectly positioned lakefront on a flat-as-a-pancake lot in the sought-after Bridgeport subdivision of Cape Fair, on the shores of the beautiful James River Arm of Table Rock Lake. Enjoy an easy walk to the water, just a hop, skip, and a jump to your boat dock with a swim deck, fish cleaning station, and great spots for swimming and fishing. Since purchasing, the seller has made extensive updates including new decking and railings, shutters, roof replacement, new HVAC, hot water heater, updated electrical panel and subpanel, and added crown molding upstairs. An additional lot was purchased to add two private parking spaces next to the home which is included in the sale. The property also features a 3-stall John Deere garage, ideal for storing lake toys, wave runners, and fishing gear. Sit back and soak up beautiful sunset views and the peace of good neighbors nearby. Launch your boat easily with the ramp right there by the dock. For an additional cost, you can purchase an 11x24 boat slip, wave runner port, two dock lockers, and a 20ft Fish & Ski Nitro boat to make the most of your lake lifestyle. Move-in ready and made for the lake life you've been dreaming of! Dishwasher, Wall Oven - Electric, Microwave, Refrigerator, Electric Water



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