

**1286 415th**  
**Bolivar, MO 65613**



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**MLS# 60299842**



**\$549,999**

**4 Bedrooms | 3 Bathrooms | 3,386 Sqft**

Modern farmhouse on 6 private acres overlooking Piney Creek. This split floor plan home features vaulted ceilings, large windows, and a kitchen with shaker cabinets, gas range, and pot filler. The primary suite includes an electric fireplace, walk-in closet, and direct access to the laundry. The finished walkout basement offers two bedrooms, a full bathroom with a 4 ft shower, a bonus space ideal for a home gym or playroom, a small wet bar, and a 618 concrete storm shelter. Enjoy outdoor living with a covered deck off the main level and an 845 sq ft concrete patio below. A private artesian well produces 30 GPM and is paired with a whole-home carbon filter and softener. A dual-fuel HVAC system provides year-round efficiency. Located just outside Bolivar, with private road access and Piney Creek running along the back of the property. Dishwasher, Free Standing Stove: Propane, Instant Hot Water



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