

**26450 Eaglepoint Road (1415.47'
lake front)**
Barnett, MO 65011



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MLS# 3579261



\$3,589,900

3 Bedrooms | 3 Bathrooms | 2,068 Sqft

73-Year family owned private estate: pristine shoreline in a Calm Reg. no wake cove! Potential dev. along several gentle lakefront sites. "Morgan Co. with no P&Z, gives you flexibility for your build jobs yet good protective covenants in place to maintain neighborhood standards to protect your investment. ! Elect., fiber optic hi-speed internet, well & septic. Built 2024, 2068 sq ft fin main level living shouse: 3/BR, 3BA, 732 sq. ft. garage +add'l storage. BR3 is a guest qtrs./office, w/mini frig., MW, private BA. walk in closets/pantry, lots of storage space, ceiling fans, large mud room-pet washroom station! Parking for 20+/- vehicles for memorable family-friendly gatherings. 110 RV electrical hookup (could easily wire to 220). Main BR porch wired for 110 hot tub. Spacious garage with heat and AC, making it perfect for year-round use for tackling home work projects, storing lake toys, hobby space. Comfort in every season. Ext. walls & ceiling spray foamed. Min away of lake attraction's! Fulltime occupied must be pre qualified proof of funds, 4-hour notice appointment to see. No drive by. Cameras/video/security in use. Trustee for the trust is a licensed real estate agent.



ANNA M FUCHS

Keller Williams L.O. Realty

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