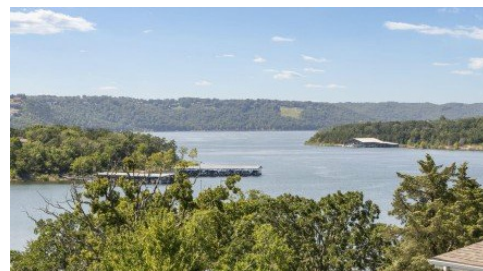
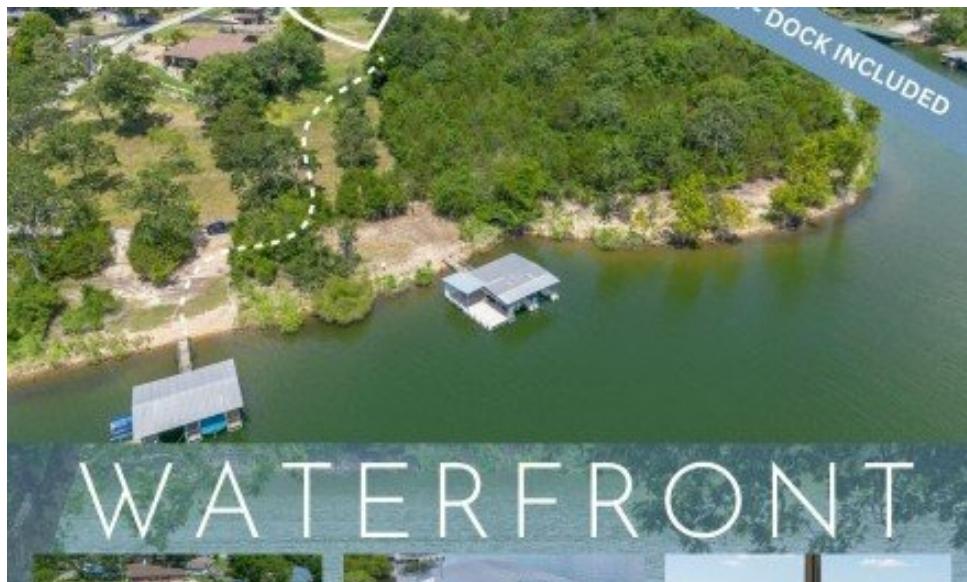


**1 Birch**  
Kimberling City, MO 65686



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MLS# 60300937



**\$1,200,000**

**5 Bedrooms | 3 Bathrooms | 3,202 Sqft**

One owner, turn-key lakefront dream home w/private dock (included) & breathtaking views in highly coveted & supremely convenient Kimberling Hills. This stunning 5-bedroom, 3-bath lakefront retreat offers the ultimate in luxury & convenience w/ a rare main-level layout featuring 4 bedrooms & laundry all on one floor. You'll love the open-concept living area highlighted by a soaring stone fireplace, sunroom w/ panoramic lake views & an oversized composite deck perfect for sunset watching, fireworks, & lakefront entertaining. The gourmet kitchen is a chef's dream w/ stainless steel appliances, double oven, a Bosch dishwasher, pantry, tons of cabinetry & large prep spaces. Built for comfort & durability, the home features Hardie board siding, two owned propane tanks, PEX plumbing, & two water heaters. Relax in the spa-like upstairs bathroom featuring a Jacuzzi tub or take in the serenity & sweeping lakeviews from the spacious sunroom just off the kitchen. You will also love the XL lower-level family room also w/ lake views--already stubbed for a wet bar, w/ walk-out to concrete patio. Outside, enjoy 100 feet of pristine lake frontage and your own private boat dock (included in the price) w/:

- \*Two 10'x24' boat slips w/boat included!
- \*One 8,000 lb. v-hull lift
- \*Two PWC lifts w/two Jet skis included (needs small hole repair)
- \*4x6 dock storage



**Ann Ferguson**

Phone: (417) 830-0175

Keller Williams Tri-Lakes

For full listing details, please scan:

