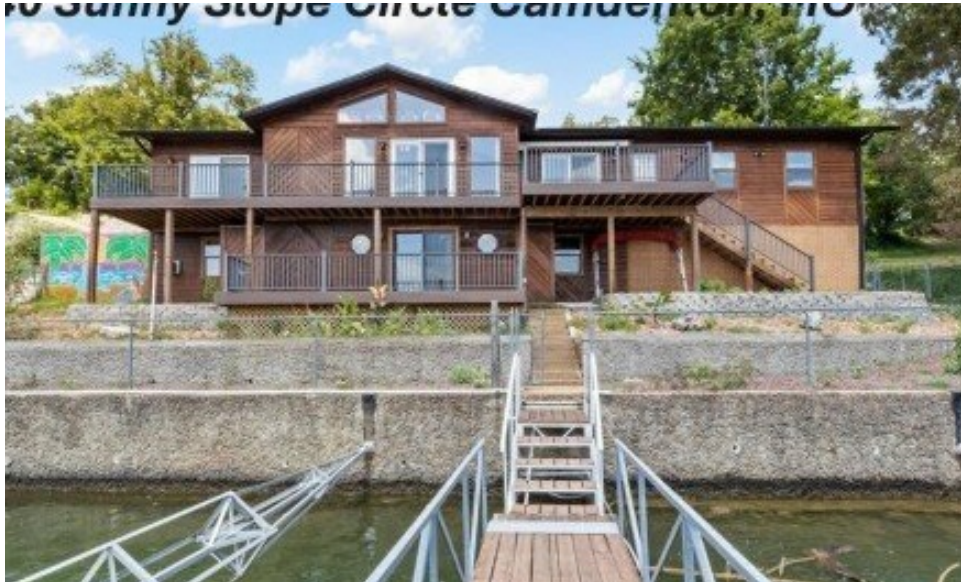


**740 Sunny Slope Circle**  
Camdenton, MO 65020



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**MLS# 3579555**



**\$635,831**

**4 Bedrooms | 3 Bathrooms | 2,496 Sqft**

An incredible waterfront location easily accessible by car or boat! HOMES IN THIS AREA RARELY BECOME AVAILABLE. This ranch-style home is approx. 2,496 sq ft. & features deep water & stunning views, situated near Ha Ha Tonka State Park, on the Big Niangua 14.5 mm. Step inside to a Great Room with vaulted ceilings, a Kitchen with a dining area, & newer sliders leading to a spacious COMPOSITE deck. Main floor includes an Owner's Suite with a private full bath w/ raised height vanity, large walk in closet, & lake views, plus 2 additional bedrooms & a full bath with raised height vanity (one bedroom currently used as laundry area). The walk out finished lower level offers a 4th bedroom with walk in closet, half bath, family room with a bar area & fireplace, & doors opening to a second-level deck. Outside, is a fenced yard, an attached two-car garage, & an extra parking pad. The dock has 2 slips each with hoists 12 x 30 & 10 x 24, a swim platform, & 113+ feet of shoreline. Community Sewer. This home, sold "as is" in an estate, & is ready for you to make an offer and turn it into your dream home. 2 parcel ID's (includes extra lot on driveway side) Home is not in a flood plane.



**KELLY BENNETT**

EXP Realty, LLC

For full listing details, please scan:

