

## 22 Launching Landing Edwards, MO 65326



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MLS# 3579727



**\$325,000**

**4 Bedrooms | 2 Bathrooms | 1,964 Sqft**

This turnkey move-in ready property is your start to enjoying the Lake of the Ozarks! Great place for kids to play in the water or adults to just float & relax your cares away. Located at the 66 mile marker in quieter waters. More fun for everyone! With 4 bedrooms (2 on each level) and 2 full baths (1 on each level), plenty of room for family and/or friends. The huge bedroom on the upper level has several beds (bunkhouse style) would certainly be enjoyed by the kids. They probably wouldn't get any sleep! What memories could be made here! Enjoy the view of the lake from the large lakeside deck with a covered section to enjoy even in the rain. If you want some extra income, would make a great rental place. Property is only about half a mile from Holiday Mills Marina and store. Gas up your boat and get last minute items you forgot. The gently sloping yard leads to a 1-well covered dock with a swim platform (included). Try your skill at fishing. Updates include: Central A/C - 4 years old, new water heater in 2022, whole new septic system in 2021, leaf guard guttering in 2019, roadside roof replaced in 2021, new survey for left property line. 1-car attached garage with kitchen entry.



**Shirley Jones**

Platinum Realty of Missouri LLC

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