

203 DeRail Lane
Roach, MO 65787



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MLS# 3579921



\$440,000

3 Bedrooms | 2 Bathrooms | 1,248 Sqft

Buyers loss, your gain Are you ready for a waterfront property with Great Sunset Views, a large double lot w/ 160 ft of shoreline, 2 decks, 2 porch swings, 2 lots, 2 sheds, 2 boat slips, 2 boat hoists, 2 kayaks & so much more! Double the fun at this Lake House located at the 42MM in a nice deep water cove. This charming 3 bed, 2 bath home is perfectly situated in a deep water cove that you can even fish in the winter months. Like to cook? Enjoy the updated kitchen featuring custom soft-close cabinets, beautiful tile & SS appliances. Additional updates to bathroom, decks, railings, rip wrap, & a new septic system also been installed this year. Water lovers will appreciate a 2-well dock complete w/ boat lifts, jet ski lift, dock box, dock locker, plus the incredible bonus of a 24 ft Triton boat included with the sale! Whether you re looking for a weekend retreat or a full-time residence, this home has it all! Priced below appraised value and sellers are offering 3 grand in closing cost concessions. Lake life is the best life!



DEE DEE L JACOBS

EXP Realty, LLC

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