

155 Festive
Branson West, MO 65737



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MLS# 60303657



\$315,000

4 Bedrooms | 2 Bathrooms | 1,633 Sqft

Waterfront Table Rock Lake Retreat @ 155 Festive Ln. Iconic waterfront & water-view living in the heart of the Ozarks! Perfectly nestled among mature hardwoods in a serene, park-like setting, this move-in ready home offers the ultimate lake lifestyle--complete w/ fenced backyard & the ever-elusive option to purchase a 10x20 boat slip (add \$) in the community dock mere steps away for quick and easy lake access. Inside, enjoy peace of mind w/ recent renovations: new roof, new siding, newer HVAC, newer flooring, several new Anderson windows, & fresh light paint palette. Step through the formal foyer to bright & open concept living flows seamlessly from kitchen to dining, highlighted by a window wonderland of natural light & an iconic wood-burning fireplace--sure to be the heart of your holidays & cool fall evenings. Personal favorite is the full-length screened-in sunroom--perfect for morning coffee while listening to waves on the shore, boats heading out to hot fishing holes, or the whip-poor-wills at dusk. Main level also offers two spacious bedrooms & updated full bath. Looking for a little project this winter season? Walk-out lower level is prepped for finishing, offering second family/gathering space, two more bedrooms, a 3/4 bath, laundry, & covered patio leading to the backyard waterfront escape. Need even more room for tinkering? Enjoy one



Ann Ferguson

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Keller Williams Tri-Lakes

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