

3260 Rivulet Pass
Springfield, MO 65810



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MLS# 60308072



\$669,900

3 Bedrooms | 3 Bathrooms | 2,940 Sqft

Timeless story and half in Rivercut! Custom home built by Rick Ramsey in 2010. Real stone, stucco and brick give this home such an inviting curb appeal. As you walk into the raised entry there is a main galley hall that accesses any room on the first floor. The living room features oak beams, built in bookcases, hardwood floors and a cast stone gas fireplace. The kitchen is open to the living room and includes a large island for seating, dining area and hearth room. GE monogram and Profile appliances, a walk in pantry, double ovens and alder cabinets finish the kitchen nicely. The hearth room has a second gas fireplace and sliding doors that welcome you to a sunroom with tile floors. From the sunroom you step out onto an aggregate patio that has a beautiful view of one of the subdivision lakes. The rest of the first floor includes a mud bench area as you enter in from the garage, a non conforming bedroom or study across from the master and a large master suite with laundry access through the master closet. The upstairs leads to two more large bedrooms with huge walk in closets and a full bath. This home is not short on storage either! There are two floored attic areas (one is approx. 28 x 28) for plenty of storage space! The 3 car garage is split with a side entry 2 car and a forward facing 3rd bay. The two car garage has a large storage closet and



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