

## 479 Split Rail Pass Branson West, MO 65737



Powered by lakefrontexpo.com

MLS# 60309677



Peaceful  
LAKE HOME



# \$410,000

Panoramic Table Rock Lake views! Build your secluded Lake Home on this property and you will have a magnificent homestead. Discover your turnkey home-building opportunity just 12 minutes down DD hwy-perfectly situated between Kimberling City and Branson West, just minutes from all Branson has to offer. This peaceful 4.61 acre site offers quiet, scenic surroundings with well-maintained county road access-ideal for your dream home!Key features:\*CERTIFIED to "perc" with valid public health approval for conventional septic system\*Durable gravel road ready to support your builder's equipment\*Identified water well site for easy installation\*Convenient White River Electric easement agreement already in place\*Wooded acreage with many Oaks, Maple, Hickory, Redbuds, Dogwoods and CedarsLand like this is rare in the area!Imagine waking up each day to breathtaking panoramic lake views of Little Indian Cove, Indian Point Marina, the Main Channel, the Chateau on the Lake, plus beautiful mountain vistas. Nestled privately next to established lake communities like Carriage Oaks, Splitrail, and Little Mountain Estates, this property is the perfect canvas for a walk-out home, barndominium, or whatever your vision may be. NO HOA fees or restrictive CC&Rs to worry about. Zoned A-R for added flexibility yet there are no short-term rental



**Nancy J Trapp**  
Phone: (417) 616-4420  
Nancy J. Trapp

For full listing details, please scan:

