

**411 Nichol Road**  
Edwards, MO 65326



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**MLS# 3583462**



**\$369,900**

**3 Bedrooms | 3 Bathrooms | 1,600 Sqft**

Lake living doesn't have to come with a lakefront price tag, and this home in Rainy Creek Cove at the 60 MM proves it offering lifestyle, dock potential, and investment opportunities! A recorded easement in front of the home to the shoreline is in place and approved by Ameren for installation of a private dock up to 30 ft wide with a 40ft ramp! This 3 bedroom, 2.5 bath lake home is designed for entertaining, with a huge kitchen island and an amazing covered deck with tons of seating, sun shades, TV, fridge, games, and an outstanding lake view! Oversized 2-car garage, plenty of front and back parking, PLUS a 35-amp RV hookup with water/ sewer make hosting family and guests easy. Lots of updates such as a metal roof installed (2023), updated bathrooms, and more! Located in a large, calm cove known for great fishing, swimming, kayaking, paddle boarding, etc, this move-in-ready home comes mostly turnkey with a security and sound system already in place. No hoa, nightly rentals are allowed, and less than half a mile of gravel. This is the kind of lake house where weekends turn into traditions, summer nights stretch longer, and everyone ends up on the deck together!



**Allyson Cline**

ReeceNichols Real Estate

For full listing details, please scan:

