

**1725 Cook**  
Taneyville, MO 65759



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MLS# 60316071



**\$117,000**

**3 Bedrooms | 2 Bathrooms | 1,064 Sqft**

Heavenly & Peaceful Country Living on 9 plus acres with nice road access. One triangle corner of the property borders the pristine waters of Swan Creek, located across the road from the home. You'll enjoy taking a short trail to the inviting bluff front Gazebo, which overlooks the pristine waters of Swan Creek. Mostly timbered land gives nice privacy with neighboring acreages. Lots of wildlife viewing here as well. Enjoy the endless possibilities with NO Subdivision Restrictions! The singlewide with add-on sits on a poured concrete permanent foundation, with extra foundation in place to expand. Private well & septic. Three bedrooms total, although one bedroom is used as a hobby room and is small. Master bath features tile floor and double sink vanity. The second bath has a walk-in shower. Spacious eat-in kitchen with plenty of cabinets. All major appliances included. Upgraded laminate flooring. Some work needed to fix flooring in the master bedroom and second bath. There's a lot to like about this gem! Dishwasher, Free Standing Stove: Electric, Dryer, Washer, Microwave, Water Softener Owned, Refrigerator, Electric Water Heater



**Kevin D Branstetter**

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ReeceNichols - Branson

For full listing details, please scan:

