

1029 Riverview
Clever, MO 65631



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MLS# 60316373



\$980,000

3 Bedrooms | 4 Bathrooms | 3,226 Sqft

Overlooking the James River in the heart of the Ozarks, this 3,226 square foot custom home offers a rare river view setting within the Nixa Public Schools district. The 13.32+/- acre tract, with additional acreage available, lies approximately one half mile downstream from the confluence of the Finley River and the James, in the area once known as Jamesville, with a history tracing back to the Osage Nation and carefully documented through generations of ownership. Originally constructed in 1984 and comprehensively expanded in 2012 by a well-known local builder as his personal long-term residence, the home was engineered to incorporate and preserve the original 1984 structure while seamlessly expanding into the residence that stands today. The result is a thoughtfully constructed home with soaring ceilings, strong lines, and expansive river views. Reclaimed and refinished oak barnwood floors run throughout. The main level places the primary suite privately on the east end, with a second bedroom opposite the dining area to the west. Just off the great room, a dedicated office/study provides a quiet workspace while remaining connected to the main living area. Upstairs, a third bedroom suite is joined by a separate living area overlooking the great room, separate living area, a large finished storage room, and a private bath. Each bedroom



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