

**31044 Viewside Drive**  
Rocky Mount, MO 65072



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MLS# 3584443



**\$445,000**

**3 Bedrooms | 2 Bathrooms | 1,147 Sqft**

Looking for a lakefront home you can add your personal touch and updates to? This lakefront home in Lick Branch Cove at the 5 MM offers a cove location with a main channel views-plus an additional lot is included. This 3 bedroom, 2 bath property sits on 1.47 acres with approximately 100 feet of lake frontage and a private 3-well dock with wood decking. 1,147 sq ft home offers a gently sloped lot and peaceful cove setting and immaculate views. It has a partial basement and tuck under garage for all your storage needs. Outdoor spaces include a covered porch, screened porch, open deck, and easy access to navigable water. Suitable for full-time living, a weekend lake home, or investment flipper. This home includes the dock, boat & waverunner lifts, outdoor furniture and interior furniture. Plenty of parking and even more with the extra lot with plenty of room for expansion.



**Lori Pryor**

Johanning Real Estate, LLC

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