

**698 Woodland Drive**  
Climax Springs, MO 65324



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MLS# 3584453



**\$649,000**

**3 Bedrooms | 2 Bathrooms | 1,731 Sqft**

Updated 3-bed, 2-bath lakefront home at the 49MM in Coffman Bend with main channel views and a protected cove setting. Recent improvements include new HVAC and roof (2024), water softener (2023), and exterior paint (2025). Layout makes great use of space with two living areas, an impressive kitchen offering ample cabinetry and workspace. Downstairs, the mechanical/laundry room provides a tremendous amount of storage something often lacking in lake homes. Outdoor space is a major feature here...screened deck on the main level overlooking the water, walkout lower level to a covered concrete patio, plus additional open deck space to the side that's ideal for grilling, chilling, and firepit area. The lakeside yard offers a moderate slope usable, comfortable, and just steps down to the dock. Private 75 ft of lakefront with concrete seawall and a large covered dock featuring two slips (10x33 & 10x14), boat lift included, PWC slip with one lift, swim platform, ladder, and dock storage with refrigerator. Nightly rentals allowed. Private well, septic, Co-Mo internet. Close by water to Red Fox Bar & Grill and Big Dick's Halfway Inn, with blacktop access by land. Solid lake package!



**Richard Cinkosky**

Coldwell Banker Lake Country

For full listing details, please scan:

