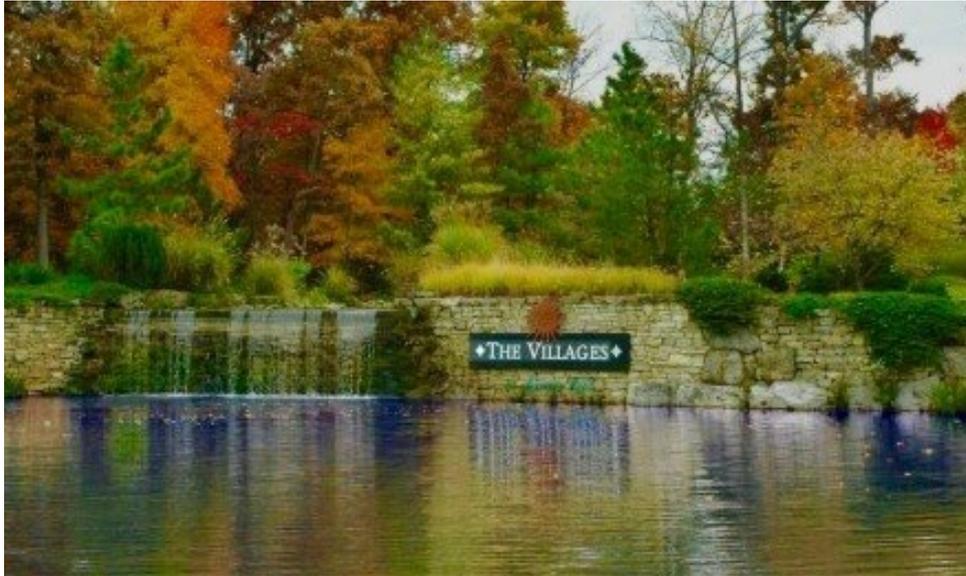


**Lot 338 Ferncrest Lane**  
Villages, MO 65079



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**\$45,000**

Build your dream home in the highly sought-after...The Villages at Shawnee Bend! This exceptional 2nd tier lot offers beautiful lake views without the lakefront price tag. Perfectly positioned in a well-established, upscale neighborhood, you'll love the peaceful setting, paved roads, and convenient location by both land and water. Enjoy the best of lake living with close waterfront dining, golf, and entertainment. Whether you're ready to build now or planning for the future, this lot is an incredible opportunity to create your custom lake retreat in one of the area's most desirable developments. Lake Access available via community boat ramp PLUS a new marina is being built... perfect place to lease a slip! Water and Sewer District is available for Hook Up! Adjoining lots available for extra!



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