

**1522 Duncan Drive**  
Edwards, MO 65326



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MLS# 3584936



**\$459,000**

**3 Bedrooms | 2 Bathrooms | 1,200 Sqft**

Welcome to the quiet side of Lake of the Ozarks. Set along 160' of shoreline with deep water, this lakefront property offers a combination of usable outdoor space and a completely updated home. This 3 bedroom, 1.5 bathroom home spans 1,200 sq ft with vaulted ceilings, an open layout, and inviting living area. The living room has a new high efficiency fireplace insert and features double sliding glass doors that open directly to the lakeside deck with a beautiful view of the 66MM. The kitchen connects easily to the main living space, creating an open concept floor plan. Outside, a spacious lakeside deck overlooks the water, while the new private dock features steel and concrete construction with two slips (12x28 and 10x28), a swim platform, and a bar/storage area. A long driveway provides plenty of extra parking for guests or trailers. Additional features include a detached garage, storage shed, and pet kennel area. The home has been updated inside and out and has a new 1000 gallon septic tank as well. This property is ideal for those who prefer to be out of the way and enjoy a more private, relaxed setting. Be sure to watch the virtual tour and call for a showing today!



**SHERRY STEVENS TEAM**

Keller Williams L.O. Realty

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