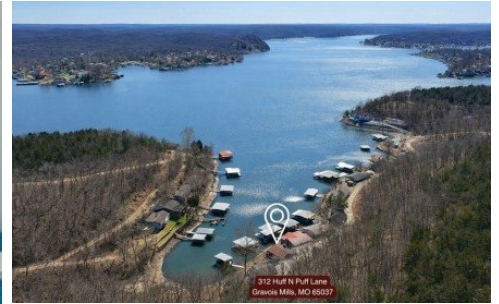


**312 Huff N Puff Lane**  
Gravois Mills, MO 65037



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MLS# 3585084



**\$449,000**

**2 Bedrooms | 2 Bathrooms | 1,080 Sqft**

Set at the 46MM with 68 of shoreline, this lakefront property offers a comfortable setup with easy access to the water and a clean, updated interior. The private dock features two 10x28 slips with hoists and a swim platform, making it ready for full lake use from day one. Inside, this 2 bedroom, 2 bathroom home offers approximately 1,080 sq ft with a fully renovated kitchen and main living space. Vaulted ceilings and large windows bring in natural light, while the open layout connects the kitchen, dining, and living areas and leads directly to the lakeside deck. A loft area adds additional flexibility and is currently used for extra sleeping space, but could also serve as storage or a bonus area. Just off the home, a finished she-shed provides even more usable space for guests, hobbies, or a private retreat. The roof was replaced in 2021, and all matching appliances have been updated since 2022. With open parking and a low-maintenance exterior, this property is well-suited for a straightforward lake getaway with updated interiors and functional outdoor space.



**SHERRY STEVENS TEAM**

Keller Williams L.O. Realty

For full listing details, please scan:

