

**39 James River**  
Kimberling City, MO 65686



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MLS# SOM60295692



**\$390,000**

**3 Bedrooms | 2 Bathrooms | 1,754 Sqft**

Now with quote for a circle drive for easy access off James River Road! Perfectly perched in lake-loving Kimberling Hills, this attractively priced 3-bed (one bedroom is non-conforming lower level living room), 2-bath home offers sweeping year-round views of Table Rock Lake, the Ozark Mountains, city skyline, and sunrises over the bridge. Enjoy the serenity of nature from the covered back deck and lower-level patio. A concrete driveway and attached two-car garage with workshop provide ample parking and functionality. Low-maintenance landscaping adds to the appeal of easy lake living. Inside, the main level features an open and functional floor plan with a spacious kitchen offering dine-in bar, generous prep space, and newer appliances included. A cozy brick fireplace creates the perfect centerpiece for gatherings. Oversized windows flood the home with natural light and showcase endless lake views. The main level also includes two large bedrooms and a full guest bath. The walk-out lower level offers a second living/recreation area, second full bath, laundry area with natural light, and extensive storage space. Step outside to the covered patio with more unforgettable lake views. Bonus features include a two-year-old roof and optional boat slips available through third party: 10x28 for \$85K or 10x22 for \$65K. Located just a short golf cart ride (permit



**Ann Ferguson**  
Phone: (417) 830-0175  
Keller Williams Tri-Lakes

For full listing details, please scan:

