

1834 Black Cat
Joplin, MO 64801



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MLS# SOM60316119



\$565,000

7 Bedrooms | 5 Bathrooms | 4,680 Sqft

BUILD YOUR CUSTOM WATERFRONT LEGACY ON 7.6 ACRES! Welcome to 1834 S Black Cat Rd, a massive 7-bedroom property offering scale and utility that is nearly impossible to find in today's market. This 7.6-acre site features a private man-made lake positioned right at the front of the home, providing a grand entrance and waterfront views from nearly every room. The unique layout includes two distinct living sections: a bright, 2-bedroom upper suite located above the main 3-car garage, and an attached 5-bedroom primary residence. The upper suite features tray ceilings and a full kitchen; it is semi-finished and simply needs your choice of flooring and paint to be move-in ready. The primary 5-bedroom residence is already framed, drywalled, and primed, offering a rare opportunity to select your own custom flooring, trim, doors, and cabinetry without the new construction wait time. Storage and workshop space are abundant with a total 4-car garage capacity--consisting of the 3-car main garage plus a 4th bay tucked under the main house--alongside a full unfinished basement perfect for a workshop or storm shelter. While no exterior outbuildings or sheds stay with the property, the internal square footage and expansive acreage provide a total blank canvas for your vision. Step into this waterfront compound and finish it to



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