

87 Bluff
Shell Knob, MO 65747



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MLS# SOM60316795



\$340,000

3 Bedrooms | 1 Bathroom | 1,562 Sqft

Shell Knob, Table Rock Lake, Sycamore Landing! Lakeview! Extra level cleared lot included! Come check out this well-maintained one-level home with a lakeview and an extra lot included! The additional cleared, fenced, and level lot--valued at approximately \$50,000--is included in the price and offers endless possibilities. Build a guest house, add a shop, or create additional outdoor living space. This property sits on two level lots and features a stunning 17x12 sunroom (approx. \$40,000 addition) that provides the perfect place to relax while enjoying the view. The former 23x13 garage has been converted into a fun 'man cave' space, perfect for watching football games, entertaining friends, or neighborhood gatherings. Outdoor living is easy here with a 21x10 covered patio ideal for barbecuing, which borders the extra lot and provides plenty of space for outdoor enjoyment. The additional lot is fully cleared and fenced, making it ready for future improvements. Inside the home you'll find a comfortable living room with a wood-burning ledgestone fireplace, creating a warm and inviting atmosphere. The kitchen features newer stainless steel appliances, and the bathroom has been nicely updated. The property also offers extra parking and a beautiful magnolia tree in the front yard that adds charm and curb appeal. The neighborhood is served by



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