

45 Lakeside
Cape Fair, MO 65624



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MLS# SOM60319135



*Lakefront Home
& Boat Slip!*

\$435,000

3 Bedrooms | 2 Bathrooms | 1,500 Sqft

Did I hear you say MOWED TO THE WATER? Well here it is folks!!! You won't believe it, plus this home has a 11x24 boat slip w/2 lockers just steps away from your back door! This beautifully remodeled, 3-bedroom lake house is perfectly positioned near the community dock in the sought-after Bridgeport subdivision of Cape Fair, on the shores of the beautiful James River Arm of Table Rock Lake. Just a hop, skip, and a jump to your boat dock with a swim deck, fish cleaning station, and great spots for swimming and fishing. Since purchasing, the seller has made extensive updates including new decking and railings, shutters, roof replacement, new HVAC, hot water heater, updated electrical panel and subpanel. An additional lot was purchased to add two private parking spaces next to the home which is included in the sale. The property also features a 3-stall John Deere garage, ideal for storing lake toys, wave runners, and fishing gear. Sit back and soak up beautiful sunset views and the peace of good neighbors nearby. Launch your boat easily with the ramp right there by the dock. Move-in ready and made for the lake life you've been dreaming of!



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