

**21 Myrtle**  
Cape Fair, MO 65624



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MLS# SOM60319337



**\$139,999**

**2 Bedrooms | 2 Bathrooms | 672 Sqft**

You have to see this one! Discover this charming, updated 2-bedroom, 2-bath home nestled on a spacious corner lot. This property is within WALKING DISTANCE TO THE LAKE and only three miles from CAPE FAIR MARINA. The home has been COMPLETELY RENOVATED, including new wiring and plumbing, making it a perfect weekend getaway or permanent residence. You can enjoy peaceful surroundings on the screened-in front and back decks or take advantage of the SUBDIVISION BOAT LAUNCH for easy water access. Key updates and features include: - **NEW SYSTEMS:** HVAC, 100-amp electric box and panel, gas hot water heater, and plumbing. - **INTERIOR:** Vinyl plank flooring, 3/4" tongue-and-groove treated plywood subflooring, kitchen cabinets, gas stove, aluminum backsplash, and ship lap in the living room. - **BATHROOMS:** New toilets, shower walls, faucets, and a master bath barn door. - **EXTERIOR & MORE:** New tilt-in windows, blinds, light fixtures, interior/exterior paint, and a ceiling fan on the front deck. - **INCLUDED:** Clothes dryer and a small storage shed. The property features community water and a private septic system, with HOA fees covering road maintenance and water. Schedule an appointment to see this home today and experience lake life at your doorstep.



**Kimberly R Gaines**

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Murney Associates - Nixa

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