

**26838 Edgewater Drive**  
Barnett, MO 65011



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MLS# 3586713



**\$499,000**

**3 Bedrooms | 2 Bathrooms | 1,680 Sqft**

Endless possibilities await with this 3 bed, 2 bath lakefront retreat set on 4.7 acres with an incredible 240 feet of shoreline. Tucked in a deep water cove on the Gravois Arm, you'll enjoy calm waters paired with easy access to popular waterfront spots like Coconuts, Jolly Rogers, and Mermaid Cove. The main level offers an open concept layout filled with natural light and stunning lake views, featuring new LVP flooring, updated windows and sliding glass doors, and a modern kitchen with updated cabinets, countertops and appliances. Two spacious bedrooms and an updated full bath complete this level. The walkout lower level is built for entertaining with a huge family room, additional bedroom, full bath, and laundry/utility room. Step outside to the lakeside deck with fire pit perfect for relaxing evenings overlooking the water. The 2-well dock with lifts and swim platform makes lake days easy, and a small garage provides the perfect space for a golf cart, side-by-side, or additional storage. With ample parking and acreage offering room to expand, this property is ideal as a private getaway, full-time home, or income-producing rental.



**JILL M SHINN**  
EXP Realty, LLC

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