

**1006 Channel Road**  
Gravois Mills, MO 65037



Powered by lakefrontexpo.com

MLS# 3587510



**\$819,900**

**3 Bedrooms | 3 Bathrooms | 3,587 Sqft**

Tucked into the trees on over 8 acres at the 47MM in cove, this one-of-a-kind lake retreat blends privacy, character, and functionality in a way that's hard to find. With over 3,500 sqft, 3 bedrooms, 2.5 baths, and main level living, the home is filled with architectural charm including soaring tongue-and-groove ceilings, walls of windows, warm wood finishes, and a see-through gas fireplace connecting the spacious kitchen and vaulted living area. The spacious kitchen offers lots of storage with a pantry and plenty of cabinets. The remodeled primary suite adds a more modern luxury feel with a custom walk-in shower and walk-in closet. Two bedrooms with adjoining bath, second living room with wood stove, and large storage room make up the lower level. A three-season room/greenhouse, lakeside decks on both levels, and gentle yard give tons of entertaining space. Walk down to an incredible 4-slip dock setup with room to hangout, multiple dock sheds, and an outstanding view. Attached 2-car garage plus a detached 30x40 heated shop with plumbing stubbed and 220 to make the perfect workshop. No HOA, fiber internet available, and nightly rentals allowed!



**Allyson Cline**

ReeceNichols Real Estate

For full listing details, please scan:

