

**17534 Mockingbird Road**  
Warsaw, MO 65355



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MLS# 3587288



**\$278,500**

**2 Bedrooms | 3 Bathrooms | 1,238 Sqft**

Enjoy lake living at its finest in this 1.5-story home overlooking the beautiful waters of Truman Lake. This 2-bedroom, 2.5-bath property sits on just under an acre, offering a great balance of space, comfort, and convenience. Located just down the road from a public boat ramp, you'll have quick and easy access to the lake. Inside, the home features a functional layout with a spacious kitchen that flows into an open living room, creating a great space for everyday living and entertaining. The upper level offers a large, versatile area with plenty of room for guests, while the lower-level rec room provides an ideal space for relaxing or entertaining. Step outside to enjoy the scenic lake views from your private setting. The two-level deck offers multiple vantage points to take in the beauty of Truman Lake, making it perfect for outdoor living. The property also includes an attached garage and carport, providing excellent storage and parking for vehicles, boats, and lake equipment. Whether you're looking for a weekend getaway or a full-time residence, this property offers incredible views and the opportunity to make it your own.



**Luke Beaman DR**

Reece and Nichols Golden Key Realty

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