

**474 Normac Drive**  
Camdenton, MO 65020



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MLS# 3587624



**\$625,000**

**3 Bedrooms | 3 Bathrooms | 2,222 Sqft**

Everyone loves a FLAT LOT CLOSE TO TOWN for ease of enjoyment and great resale value! Close to two top notch golf courses also. Good water depth also under the two well concrete dock. This has so many valuable features. The private boat ramp is such an appeal, after you have one on the lakefront you will always want one! HaHa Tonka state park is just a few turns away featuring hiking, a huge spring, world class fishing at times. Central sewer means no septic laterals to inspect or maintain ever! New roof just a few years ago, this is a well kept home. Propane fireplace downstairs even heats the home when the power is off. Beautiful kitchen with solid surface countertops and gorgeous cabinets. Pass thru kitchen window opens to a huge screened porch that has a panoramic view of the lake. There is a sundeck off of the master bedroom as well as sun deck or bbq deck off of the kitchen side. The kitchen exterior door is so handy for bringing in groceries or taking coolers to the dock. Large downstairs covered porch looks right out onto the lake. One car garage with room to build on. Convenient location to town, flat lot, and well kept home, come and invest here!



**PATRICK MARK WELCH**  
RE/MAX Lake of the Ozarks

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