

**44 Smelerview Drive**  
Climax Springs, MO 65324



Powered by lakefrontexpo.com

MLS# 3588377



**\$719,900**

**2 Bedrooms | 3 Bathrooms | 1,664 Sqft**

COMPLETELY REMODELED & FULLY FURNISHED! This turnkey 2-bedroom, 2.5-bath has on 115' of shoreline and located in Mimosa Beach Cove on the 44 MM. Rare combination of breathtaking lake views, cove protection, and deep water! Inside, the open ranch floor plan is filled with natural light from an incredible wall of windows and features a stunning stone fireplace plus a beautifully updated kitchen with gorgeous granite countertops and stainless appliances. From the studs out, nearly everything has been updated including the walls, flooring, bathrooms, insulation, heat pump, roof, and more. Step outside to a spacious composite deck, tiki hut bar, multiple patios, a sandy beach area, and beautifully landscaped grounds designed for entertaining. It's an easy walk to the concrete dock featuring two slips that can be up to 10x38, a huge swim platform, and high-end Polywood furniture included! Storage is abundant with a detached two-car garage and basement storage area, while the included second-tier lot offers extra parking plus RV hookups with water and electric. Airbnb-friendly with high-speed internet, and just minutes from popular waterfront restaurants and gas marinas!



**Allyson Cline**

ReeceNichols Real Estate

For full listing details, please scan:

