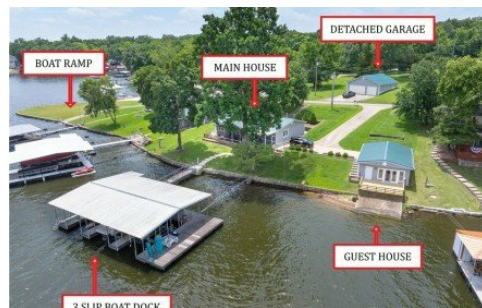


17651 Morning Sun Drive
Gravois Mills, MO 65037



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MLS# 3588687



\$1,180,000

4 Bedrooms | 4 Bathrooms | 2,618 Sqft

Enjoy 160' of gently sloping lakefront with just 9 easy steps from the 3-slip dock to the spacious screened porch. The dock offers 20 feet of water depth at the slip openings, while the setting provides stunning, layered views from the peaceful cove to the main channel at the 7 Mile Marker of the Osage. Located in a meticulously maintained neighborhood, the HOA offers exceptional amenities including a private water system, boat ramp, boat trailer parking, community gathering areas, and trash service. Designed as a forever home, this property was completely remodeled down to the studs with quality and longevity in mind. A private guest house provides ideal accommodations for family and friends, while the 1,200 sq. ft. tandem 3-car garage includes a climate-controlled workshop. With room to expand living space, add garage or RV parking, or enlarge the dock, this property offers endless possibilities. Bonus-Long term rentals allowed! This ideal property would be perfect for full/part time living as well as allowing you to make additional income. Check out this amazing estate!



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