

**16569 Co**  
Ava, MO 65608



Powered by lakefrontexpo.com

**MLS# SOM60329400**



**\$399,900**

**3 Bedrooms | 3 Bathrooms | 2,434 Sqft**

This is a great place to start your homestead/farming operation. 13.8 acres bordered by Beaver Creek with a 20'x36' barn with chicken coop and a 20'x30' lean -to type barn allow for several types of animals. The home is a lovely 3 bedroom, 3 bath country home sitting among the trees with a wraparound deck on all four sides for you to enjoy the views. The home features beautiful solid wood doors and beautiful woodwork, a wood burning, marble tiled fireplace in the living room, as well as the same marble tile in the main level bathroom. Beautiful antique lighting, newer laminate flooring, new carpet in the upstairs bedrooms, a gas fireplace in the upstairs master bedroom, lots of closets and storage. The kitchen offers a gas range, microwave, dishwasher and granite countertops. The basement has one large, finished room with so many uses, including bedrooms if needed. Here you will also find a bathroom, laundry room and storage. From the kitchen door you have easy, covered access to the garage and a deck leads to the apartment above the garage with its own kitchen and bath! More pictures will be added soon.



**Sherri Ann Doane**  
Phone: (417) 683-7626  
Action Realty

For full listing details, please scan:

