

**667 County Road 636**  
Theodosia, MO 65761



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**MLS# SOM60327997**



**\$479,000**

**3 Bedrooms | 3 Bathrooms | 2,200 Sqft**

Here is a very nice home with full time lake view that also has a boat slip available. As everyone knows, those slips are hard to come by and this particular one has full time, easy access! Located on an easy access ridge top about 2 miles down lake from the Theodosia Bridge, this ranch style over a walkout basement, 3 bedroom (1 non-conforming), 3 bath home has a beautiful view of Bull Shoals Lake. It sits on some remarkably level land, 6 acres actually, with a downslope behind the house which leads to the lake and adjoins the government take line for close to 200 yards. The 2200 square foot floor plan includes lots of open space and a roomy sense to the layout. Both levels have lots of windows to enjoy the view. There is an attached garage plus a separate workshop, an attractive kitchen, a fireplace upstairs and a high end wood burning stove in the basement that alone will heat the house, but, you also get a central HVAC unit. The home has plenty of storage, with lots of deck and patio areas, both covered and uncovered. It has Andersen windows and other recent upgrades. The roof was installed 3 years ago. The grounds include a park like setting with big hardwood trees, a pergola overlooking the lake, and a playhouse. With all this (and more), the taxes are less than \$1, 300. per year. A boat slip along with many other items are available for



**H K Gaulding**

Phone: (417) 273-4212

Sierra Ozark Corporation

For full listing details, please scan:

