

Rr 7 Box 7373a
Ava, MO 65608



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MLS# SOM60329572



\$589,995

3 Bedrooms | 2 Bathrooms | 1,298 Sqft

31.4 Ozark acres of privacy and self-sufficiency near Ava, MO -- a move-in-ready 3-bed, 2-bath home just miles from Douglas County's highest peak, with mountain sunset views, solar/battery power, and room to grow. Set back more than 3,000 feet from the road at roughly 1,400' elevation, this 1,298 SF home offers quartz counters, luxury vinyl plank flooring, metal siding/roofing, and three mini-split systems paired with spray foam attic insulation for efficient, year-round heating and cooling. Cook off-grid on the Heco 420 wood/coal cookstove, unwind on the covered front porch, or stretch out on the 1,036 SF covered rear porch -- already framed and ready to be enclosed for more living space. A 53 SF walk-in pantry, attached 2-car garage, and attic storage round out the layout. Energy independence is built in: a Sol-Ark 15K hybrid inverter runs on solar, battery, and grid power -- backed by 16 Grape Solar panels and 4 Pytes battery packs -- with wind and propane generator inputs also available, plus a 6-8 person storm shelter for extra peace of mind. The 31.4 acres run roughly 70-75% wooded with marketable timber and 25-30% open pasture, featuring a 5,000 SF organic fenced garden with shed, a wet-weather pond, a large metal carport, RV electrical hookup, abundant deer and wildlife, and established fruit and forage -- persimmons, figs, elderberries, blackberries,



Jonathan Minerick

Phone: (888) 400-2513

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