

17345 Birch
Flemington, MO 65650



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MLS# SOM60329992



\$415,000

3 Bedrooms | 2 Bathrooms | 2,880 Sqft

Bring the **WHOLE** family and **ALL** your toys. This meticulously maintained lake home has all the features you have been looking for. There is **SO MUCH** room. Three bedrooms (one is non-conforming) that are spacious plus a large finished basement that has plenty of room for a bunk room, game table, play area **AND** sitting area. That's certainly not all! The garage is a dream. There is plenty of space for two cars and a large shop area right there. The view is a partial view through the mature trees from the spacious screened in porch. When winter comes fire up the wood stove and drink your coffee while enjoying the view. You will not want to leave. Want covered boat storage? No problem! There is a seperate storage unit for your extra lake equipment. Head down to the dock to soak up the water and sun. Belle Colline is a sought after neighborhood in a friendly area a bit over a mile from Lightfoot park. Additionally, there is a neighborhood put- in area right at the end of the road. The house comes fully furnished so you can begin lake life immediately Everything is so convenient here! Come take a look and join the lake life.



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