

306 Spring Valley
Marshfield, MO 65706



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MLS# SOM60327219



\$435,000

4 Bedrooms | 3 Bathrooms | 2,645 Sqft

Opportunities like this don't come along often! This spacious 6-bedroom home sits on 4.4 beautiful acres and includes an incredible 2,560 sq. ft. shop, giving you the space you've been searching for both inside and out. The split-level floor plan offers exceptional flexibility with three bedrooms on the main level, one upstairs, and two in the finished basement. One lower-level room does not have a closet and would make an ideal home office, den, hobby room, or additional family room. The open-concept living, dining, and kitchen area is perfect for entertaining, with easy access to the partially covered deck overlooking the gardens and peaceful wet-weather creek. There's also a fenced garden area that's ready to be brought back to life by its next owner. Outdoor storage is plentiful with a garden shed for lawn and garden equipment, plus the impressive 2,560 sq. ft. shop. Featuring concrete floors throughout, 220-volt electric, and a partially insulated and heated workspace with a mini-split system, this versatile building is ready for woodworking, automotive projects, a home business, hobbies, or extra storage. As an added bonus, the seller's VA loan is assumable for qualified buyers, offering the potential to take advantage of the seller's low interest rate--a valuable opportunity in today's market. With generous living space, beautiful acreage, and



Cheryl A Busch

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