

64 Bronc
Pottersville, MO 65790



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MLS# SOM60331017



\$918,000

3 Bedrooms | 3.5 Bathrooms | 3,164 Sqft

This custom-built home sits on 3.61 acres with 180 feet of frontage on the North Fork of the White River -- Blue Ribbon trout water, spring-fed, with wild trout year-round -- in the sought-after McKee Village. Built in 2010 by its original owner and lovingly maintained since, the home offers 3,164 square feet under roof, 3 bedrooms, and 2.5 baths. Big windows frame the river and valley views, hardwood floors run throughout the open floor plan, and a 1,240-square-foot wraparound deck (half covered) extends the living space into the treetops. The layout leaves an easy path to add a fourth bedroom on the third floor. Two garages -- one on the main floor with direct home entry, another on the walkout basement level -- keep kayaks, boats, and other water toys close to the river. Comfort here is effortless. A closed-loop geothermal system keeps the home efficient year-round, backed by a wood stove and propane fireplace for cozy nights. Utility bills stay refreshingly low, even with irrigation included. A standing-seam metal roof, whole-house generator, and private well with a high-output pump mean the essentials are already taken care of. Outside, the grounds feel like a private retreat of their own -- professionally landscaped with a cascading water-feature waterfall, multiple patios for morning coffee or evening drinks, and in-ground sprinklers keeping over



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