

1337 Rosedale
Nixa, MO 65714



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MLS# SOM60331314



\$1,550,000

5 Bedrooms | 3 Bathrooms | 4,003 Sqft

Some properties give you more space. This one gives you a completely different way to live! Sitting on 36 private acres in the highly desired Nixa School District, this 4,000 square foot home has the room, land, and shop space that are getting harder and harder to find. Built in 2017, the home offers 5 bedrooms and 3 bathrooms, custom laundry room, and custom cabinets with 11 feet of window seating with hidden storage. Upstairs you'll find 3 bedrooms, 2 bathrooms, and a comfortable living room with a fireplace. The main bedroom has French doors onto the back deck with breathtaking views. Downstairs adds 2 more bedrooms, another full bathroom, a second living area, and a John Deere room, partially finished and used as a home gym. Tornado shelter and ample storage throughout. Whether you need space for family, guests, a home office, or just want everyone to have their own corner of the house, you've got options. Outside is where this property really starts to separate itself. Enjoy 36 acres with a pond, beautiful views, plenty of privacy, and a large back deck overlooking your own piece of the Ozarks. Then there's the barn. The red metal barn has a 30x50 main section with 20-foot ceilings and 14-foot garage doors on both the front and back. Considering it has a 12-foot covered overhangs on each side you've got serious room for an



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