

195 Jumping Bass Cove Road
Roach, MO 65787



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MLS# 3589400



\$300,000

5 Bedrooms | 5 Bathrooms

Bring your vision to life with this rare lakefront blank canvas at the 43 Mile Marker of the Osage Arm! Situated on a half-acre lot with 93.65 feet of waterfront, this unfinished three-level home offers approximately 3,080 sq. ft. and the opportunity to customize nearly every detail. The 1,210 sq. ft. main level is framed for a living area, kitchen, two bedrooms and two bathrooms. The equally spacious lower level is designed for two bedrooms, two bathrooms and a family room. The enclosed upper-level loft provides an additional living space, bedroom and bathroom. Framing, plywood sheathing and a seamless metal roof are in place, but all remaining construction and finishes must be completed. Some exterior plywood wrap has come loose due to wind. Materials are included to construct a deck spanning the entire lake-facing side of the main living area. The subdivision offers COMO Connect high-speed internet, buried electric, and water and sewer already in place. A two-well dock is included but has not yet been permitted. Finish it as your personal lake retreat, or complete and resell it as a builder or investor.



JUSTIN FARRELL

Farrell & Associates Real Estate Co.

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