

**1450 340th**  
**Bolivar, MO 65613**



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**MLS# SOM60335605**



**\$449,900**

**3 Bedrooms | 3.5 Bathrooms | 1,600 Sqft**

**CUSTOM HOME - 13 ACRES - BOLIVAR SCHOOLS!** Custom country home on 13 acres with an ideal location and plenty of room to enjoy the great outdoors! Conveniently located in Bolivar School District, has Southwest Electric, and just 5 minutes from Bolivar Landing at Pomme de Terre Lake. Set well back from the road, this approximately 3-year-old, 1,600 sq ft home offers privacy, comfort, and functionality. Handicap accessible with 36 inch doors throughout. A covered wrap-around porch welcomes you into an inviting open floor plan featuring a cathedral ceiling and beautiful corner gas fireplace. The living area flows seamlessly into the kitchen, complete with granite countertops, breakfast bar, stainless steel appliances, attractive cabinetry, and pantry. The split-bedroom design provides privacy, with a spacious primary suite featuring a walk-in closet and ensuite bath with walk-in shower. The second bedroom also offers an ensuite bath, while the third bedroom provides a versatile space for a nursery, office, or playroom. A convenient half bath is located near the laundry room for guests. Comfort is a priority with an electric heat pump, and radiant heat loops throughout the stained concrete floors. The attached 2-car garage provides easy access and protection from the elements. Metal siding and a metal roof offer low-maintenance



**Donna Peterson**

Phone: (417) 327-2529

Century 21 Peterson Real Estate

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