5910 State Highway 5
Ava, MO 65608

Powered by **lakefrontexpo.com**

MLS# SOM60337648







$425,000

3 Bedrooms | **2** Bathrooms | **1,500** Sqft

Immaculate hobby farm 7 miles south of Ava on 5 Hwy. You turn off of the highway, meander through the trees, round a corner and it opens up to a large, beautiful, manicured yard with a magnolia tree, a bald cypress and many more varieties. The home is a lovely 3 bedroom, 2 bath country style home with welcoming front porch, dormers, and a 2 car attached garage. Step inside the living room and you will notice the open floor plan. and a cozy gas fireplace. Nice cabinet space and granite counter space as well as appliances staying with the home make this kitchen ready the moment you move in! Split bedroom floorplan and laundry off of the kitchen make a convenient layout. The roof is 9 years old and Owen Corning Duration shingles were used. The HVAC and water heater are 2 years old. There is a 44'x30' shop with cement floors, 220 electric, fully insulated, heated and plumbed with large shop area, large storage room, 1/2 bath, and 2 additional rooms. This shop could easily be turned into an apartment. There is also a storage building. You will not find a neater, cleaner property than this one. It is well maintained and you can definitely see and feel the pride of ownership. The property can be purchased with 6 acres (m/l, subject to exact survey), or as much as 17 acres. The acreage is level and mostly pasture but with some timber, and a wet



Sherri Ann Doane
Phone: (417) 683-7626

Action Realty

For full listing details, please scan: