1616 Big Island Drive
Roach, MO 65787

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MLS# 3591088







$1,525,000

9 Bedrooms | **7** Bathrooms | **7,042** Sqft

An exceptional lakefront investment or corporate retreat awaits on the quiet waters of the Little Niangua 2MM. This turnkey 9-bedroom, 6.5-bath property offers approximately 7, 500 sq ft, accommodations for 34 guests and parking for 13 vehicles. A strong nightly rental history, generous gathering spaces and a thoughtfully designed layout with privacy for large groups create outstanding income potential. Enjoy 200 feet of shoreline, expansive lake views and a gentle slope to the water. Two full kitchens, a snack kitchen, four fireplaces, a game room, family suite, two en-suites and two laundry rooms make hosting effortless. Expansive decks extend the entertaining outdoors, while the impressive 52x54 concrete dock features a kitchenette, swim platform and three slips measuring 16x40, 12x32 and 12x12. Additional highlights include a newer roof, four HVAC heat pumps, three water heaters, Generac Generator a one-car garage and three-vehicle carport. From memorable company retreats to large-group vacations, this versatile property pairs exceptional guest capacity with the peaceful lake setting renters seek. An outstanding opportunity to own a proven rental destination.

PHOTO COMING SOON

WINTERS SHELTON REAL ESTATE GROUP, LLC

RE/MAX Lake of the Ozarks

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