

Burkett  
405 Rockin Star Road

#### GENERAL INFORMATION.

Wood Beams and Flooring in many areas of the home. Reclaimed from an old cotton warehouse, stained, finished or waxed.

Windows have special UV treatment, and high quality designer roll-down shades are made with additional UV protective materials.

5 Sets of custom wood & glass french doors with waxed beam headers. Kitchen, Dining Room Master Bedroom, Great Room.

Knotty Alder Doors, Trim, Cabinets throughout. Custom Main Entrance Door (3 1/2'x8'), Double Bolt Security Doors onto Deck.

Central Vac System. Quality Carpet, Deep Drilled Well - great water - tested. Complete envelope of foamed in place insulation (Rafters, walls, crawl space, etc.).

GeoThermal HVAC System - provides wonderfully comfortable heat and cooling.

#### EXTERIOR.

Outdoor Lighting, Sprinkler System. Cedar wood/ treated wood/ & Copper Yard Fence with double gate and single entry gate. 7,500 plus sq. ft. of aggregate driveway. Solid concrete and steel foundation, real stone, flat surface beveled log, board with heavy (full 2" x 4") batting. 50 year paint & Zar stain. 50 year ShakeLock singles, copper eaves & down spouts with underground rain water piping. Quality metal & wood Thermo pane windows. Heavy wood beams, posts, rafters & corbels.

370 sq. ft. stained concrete front porch. Rear raised deck off dining/sunroom area 460 sq. ft. made of long life imported wood decking. Zar stained cedar & copper railing and steps. Big lake view of Table Rock Lake.

#### BOAT DOCK ON TABLE ROCK LAKE.

2 stall galvanized metal boat dock. Solar panel electric system. Boat lift, Corp of Engineer permitted. 1 1/2 miles from house.

Great Room.

Large, Stone, wood burning fireplace with built-in ash dump. Large waxed reclaimed wood beams & flooring. window wall toward Lake. Large ceiling fan ... comfort!

Kitchen.

Knotty alder stained custom cabinets, stainless steel Viking Gas Range, sinks, oven with separate warming drawer, fridge, & dishwasher. 4' x 9' Island. Quartz countertop surfaces. Vaulted ceiling featuring waxed wood beams, LED lighting & pendants. Cut stone look porcelain tile (1' x 2') floor. Spacious, but efficient!

Dining Room.

Spacious, open, light & airy, waxed wood beams, porcelain floor tile. With or without chandelier. Yum!

Sunroom (Sitting Room).

Lots of glass and windows. 3 directions including lake. Porcelain floor. Waxed wood beams. Ceiling fan, special, large, wood with glass, Bi-Folding doors to close off room as desired. Relax!

Media Room.

Recessed seating area, special wall lighting, carpet, pre-wired Surround Sound, special ceiling moulding. Unwind!

Master Bedroom.

Windows toward Lake. Waxed wood beams, carpet, large walk-in closet, master switch for outside security flood lights. Zzzz's!

Master Bath.

Special air jetted Bath Tub. Twin lavatories. Quartz countertop surfaces. Spacious walk-in shower. Private commode room. Porcelain flooring. Love it!

Office.

Reclaimed Wood floor. Special ceiling moldings. Ceiling fan with light fixture. LED lighting. Windows toward lake and "deer" woods. Cozy!

Bedrooms.

Windows. Carpet. Good size closets. Comfort!

Laundry Room. Pantry. Mud Room. Storm Shelter.  
Appropriately sized. Well lighted. Shelves & Storage. Porcelain floor tiles. Designer Sink in Laundry room. Easy Work! Safety!

Second & Third Bathrooms.

Full size Tub & Shower. Quartz counter top surfaces with porcelain sinks. Well lit. Porcelain stone like tile floors. Splish Splash!

Attic Storage.

Spacious storage room with large cedar-lined closet. Vinyl Floor makes clean up easy. Stuff!

Garage.

3 car (or truck). 3 - 9 foot custom designed & built overhead doors. Well lit. Heat & Air Conditioned (if desired). Walk through back door to fenced yard area. Toys!

Yard Equipment Storage/Doggie House Building.

Designed to compliment dwelling, good size, ceiling fan & light. Double doors in rear of building for easy access of lawn equipment etc.. You'll like it!

1819 LONG BEND ROAD.

Living Room/Entrance Room.  
Carpet, Large Windows, Well Lit.

Hobbie/Sewing Room.  
Hardwood flooring, ceiling fan.

Kitchen.  
Vinyl flooring, quality range, fridge, dishwasher, sink, pantry, ample cabinets with formica countertops.

Dining Room.  
Carpet, stone fire place (not in use), 3 windows, well lit.

Master Bedroom.  
Carpet, walk-in closet, bath with tub/shower, double lavatories, tile floor.

2 Additional Bedrooms.  
Carpet, closets.

2 Additional Baths.  
1 with shower and lavatory, 1 with tub/shower, lavatory. Both have carpeted floors.

Laundry Room.  
Vinyl floor, 2 storage closets.

Work Room.  
Concrete floor, utility sink, lots of wall & base cabinets for storage and work surfaces, well lit. All under heat and cooling.

3 Car Garage.  
Concrete, 2 storage closets, attic, well lit.

Storm Room.  
8' x 8' Concrete 6 sides, enter from garage.

Screened-In Porch.  
Porcelain tile, vaulted ceiling - beams, 2 ceiling fans with lighting - remote controlled.

Front Porch.  
7' x 24' Concrete.

EXTERIOR.

Galvanize standing seam roof - commercial quality.

Stone, stained rough-sawn siding, heavy porch timber posts - stained, windows - wood with storm windows.

Large Concrete Driveway.

Good sized yard with mature shade trees.

Deep drilled Well - "great" water - tested.

Stone well house - storage.

Eve troughs & down spouts.

Crawl Space - vented.

2 HVAC Systems - Electric. 3 years old.

1772 LONG BEND ROAD.

Living Room.

Large windows, wood look vinyl flooring.

Kitchen/Dining Room.

Range, Oven, Fridge, Dishwasher, Sink, Nice cabinets with formica counter tops, wood look vinyl flooring, large windows.

Laundry/Storage Room.

Washer/Dryer Hook up, large storage shelves, vinyl tile flooring.

Master Bedroom.

Large windows, quality blinds, wood look vinyl flooring.

Master Bath/Storage.

Jetted tub, lavatory, vinyl tile flooring. Large storage area.

Master Walk-In Closet.

Large, vinyl tile flooring, well lit.

Full Bathroom.

Shower-tub, lavatory, vinyl tile flooring.

Large Front Porch.

8' x 28' wood decking, stained railing and steps. Spacious.

Quality, 2 inch slat, stained wood venetian blinds throughout the house.

THE LODGES AT TABLE ROCK  
Sub Division - Approx. 42 acres.

1/2 mile of private roadway, heavy base material, with 2 1/2 inch of Black Top surface, 22 feet wide.

22 foot Custom Designed Gate, with Keypad controlled Gate Opener.

Large and impressive entrance that announces, " The Lodges At Table Rock".

There are 8 Lots available, 3 1/2 to 5 acres each, with underground electric and telephone service installed. Pre-wired for home telephone lines tied to gate keypad.

Mature Trees, Park like appearance and feel. Very private and quiet. Views of Table Rock Lake. Additional Lots could easily be developed on this property.

Boat Slips are available.

## THE FARM.

There are approximately 122 acres, 48 acres of pasture land, 2 Springs, 6 Ponds, lightly wooded area and heavily wooded areas. Many varieties of trees, etc.. Deer, Turkey and other wildlife abound on this property.

Property is fenced, and cross fenced, and has a mile, plus of heavy 3 rail, treated wood fence. Low maintenance and beautiful.

This is 2,180 feet of Table Rock Lake frontage, one mile to a Lake Boat Ramp and this rare Lake Front Farm also comes with a private Corp of Engineers Permitted 2 stall Boat Dock. (Next to Ramp).

This Property is approximately 20 minutes to Branson West for shopping, dining, etc., and 35 minutes to Branson, 45 minutes to Nixa, and 55 minutes to Springfield, MO. Well maintained paved roads all the way!

The wooded acres have miles of horse/4-wheeler trails all neatly cleared and posted with rustic signage such as - Rabbit Run, Turkey Trot, Whipperwill, etc.. A spring-fed wet weather (most of the year) stream winds through the property and is crossed by many of the trails.

For Horses - there is a beautiful and functional 48' x 60' well insulated Horse Barn containing a great heated Bunk Room with half bath, fridge, bunk, etc.. Barn has wash/tack bays, Tack and Feed Room, 2 single stalls, and a double stall for foaling (which can be divided into 2 more single stalls). A large water heater keeps plenty of hot water available.

The Horse Barn also has a 16' x 48' center isle, a beautiful covered entrance to the barn with double door entrance at one end, and a double sliding door entrance at the other end, allowing for the center isle to be a drive thru. Additional double door sets on both sides of the barn provide for great ventilation, which keeps the barn amazingly cool even in warmer temperatures. A good size Paddock is just off of Barn.

Additionally, there are 3 24' x 24' covered outdoor stalls, exercise arena, and 2 additional large Paddocks. One of the Paddocks has double fencing so that it can serve as a Corral for cattle. This Paddock/Corral attaches to a new handling Pen, complete with sweeps, loading chute, and a large heavy duty squeeze chute, which all allows for safely caring for cattle.

There is a picturesque older style, strong barn, 40' x 42', that has been newly roofed, and sided to match other farm structures. Brown roof - red siding. This barn is very useful - hay storage, horse stall (we use it for the mini horses), chicken house area (with fenced outside pen, 16' x 16'). Electric and water, and wired for lighting and



receptacles. This barn is located in a lightly wooded, grassed "Barnyard" area.

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Now for the "Little Red Barn", 30' x 42', prior to the turn of the century the heart of the barn was a pioneer house, 450 sq ft, 2 small lower rooms and an upper sleeping loft (with a great little stairway). It was moved about 1 mile from "down by the river" to its present location before Table Rock Lake was filled covering the James River with many feet of water. Enclosed side areas were added and now serve as storage of small mowers and misc. outdoor items.

There are 2 new Pole Barn type buildings for storage of Farm Equipment, Tractors, Trailers, etc..

First building, 44' x 58' x 14' h -- with 2 - 14' wide bays, with sliding doors and 1 - 16' wide bay with 2 sliding doors. 1- 14' wide open bay 10' high. 1 walk through door entry door. Also lighting and receptacles.

Second building, 24' x 96' x 12' h -- with 8 - 12' wide x 24' long bays, each with a sliding door. 1 walk thru entry door.

There is a great wood working shop, 42' x 34'. This building could continue to be used as such or for many other purposes. Well insulated. Heats and cools easily. Half bath. Well lighted with 200amp electrical breaker panel.

There is a 56' x 56' totally screened in garden with 12 large raised growing beds. An interesting garden shed. Water and electric at garden site.

All structures have been intentionally built to be low maintenance.

There is also a beautiful Corner Lot along the public paved road, not close to the sub division, that has electrical, water (well), and septic system ready to build on.

