



## Area Homes Specialists

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18156 Hwy 59  
Mound City, MO 64470  
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1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### *502 Park East Drive, Rock Port, MO*



**LOCATION!!** This 3-bedroom ranch style home sits on a modest sized lot in a quiet neighborhood only one block from the golf course, City Park, swimming pool and the Senior Nutrition Center. It is VERY spacious, all on one level and has many handicap accessible features including a ramp to both front & back entrances! Includes a small shed and an attached garage and a full basement for added storage and is a great affordable starter or retirement home! The bathroom has been expanded to accommodate a washer & dryer for easy access. The kitchen is a galley style with adjoining dining area with a large sliding glass door entry to the back patio.

*This home is affordably priced, so call today for a showing!*

Price: \$89,500.00

# Bedrooms: 3

# Baths: 1

Taxes: 2016 taxes were \$895.10

Foundation: Concrete block

Basement: Full

Lot size: Approx. 88.5' X 100'

Water: Public

Sewer: Public

Exterior: Vinyl siding

Garage: Single attached

Build Date: 1968

#### Other Features

- Roof is 3 years old
- Attached 1-car garage w/ garage door opener
- Centrally located
- Landscaping
- Great residential neighborhood!
- Central AC
- Sump Pump
- Handicap accessible ramp to entrances
- Small shed
- Eat in dining area

#### LISTING AGENT:

Ryonee McCann

(409) 790-5283 or [ryonee@barnesrealty.com](mailto:ryonee@barnesrealty.com)

#### BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners.

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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

*502 Park East Drive, Rock Port, MO*  
*Photos*



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