



Newly Remodeled 2 Bed, 1 Bath Cottage in Ranch Roy-L Vacation Community

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PROPERTIES AND AUCTION
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PROPERTY ADDRESS:

#4 & #8 Cardinal Land
High Hill, MO 63350

PRICE: \$110,000

ACRES: 0.84

COUNTY: Montgomery

PROPERTY DESCRIPTION:

This renovated 2 bedroom, 1 bathroom cottage for sale is nestled in the private Ranch Roy-L vacation community. Situated on 0.84 acres with access to a 125 +/- acre fishing lake, this home provides a serene retreat perfect for a weekend getaway filled with fishing, boating, and other lake activities, only about an hour's drive from St. Louis.

The space includes an open layout between the kitchen, dining area, and living room, and a recently renovated full bathroom flanked by two identical-sized bedrooms. Newly installed Pella windows and an insulated attic ensures warmth in the winter and coolness in the summer. Off the eat-in kitchen is a large screen porch, perfect for outdoor dining and entertaining. The screen porch leads to an open deck made of durable composite wood, with more than enough room for patio furniture and a grill. The shed with a garage door behind the house provides lots of storage space for an ATV, fishing gear, and more and also is connected to the 200 AMP service that powers the cottage.

The contents/furnishings & equipment of the house & shed are being sold WITH the property – this is about as turn-key as it comes!

The property does include homeowners' association fees in the amount of \$250/year.

PROPERTY HIGHLIGHTS:

- Private vacation community with access to 125 +/- acre stocked fishing lake
- Newly remodeled 2BD/1BA cottage
- New plumbing, electric, sewer systems
- Large screen porch/deck
- Fishing, boating & other lake activities
- HOA fees \$250/yr
- Furnishings & equipment convey with sale



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals

TAXES: \$357.41

TAX YEAR: 2017

