



We Sell Big Lake!

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

#8 234 Ramsey Drive, Big Lake, MO



WOW!! This **BRAND NEW** stick built cabin is ready for you to enjoy Big Lake at its best! It has a **HUGE** front deck with sliding glass doors w/easy access. Great for your morning coffee watching the sunrise or to entertain! Beautiful floating wood floor for easy cleaning throughout the front room & kitchen area. Living area has upper outlets in 2 locations for your flat screen TV! Go ahead and watch the game from the deck! Great island in the kitchen dining area w/electric outlet & under storage, awesome for preparing food & even doubles as a dining table! This cabin is located on a dead-end road so that limits the traffic & dust as well! The upstairs is approximately 816 Sq. Ft. with additional square footage in the basement for you to use as you wish that includes 1/2-3/4 bath! Use your imagination! If you are looking for a new home without having to build, don't wait this one's for you and ready to rock!

Price: \$153,900.00

REDUCED PRICE! \$148,500.00

SUMMER SPECIAL \$143,500.00

Lot Size: Approx. 50' x 140'

Foundation: Concrete

Exterior: Vinyl siding

Bedrooms: 2

School District: Craig R III

Basement: Under elevated home

Garage: 1-car

Baths: Upper-1 Lower 1/2-3/4

Taxes: 2016 taxes were \$945.98.

Sewer: Septic tank

Water: City

Other Features:

SUMMER SPECIAL!!!!!! LIMITED TIME PRICE!! \$143,500.00

- All stainless-steel appliances & washer/dryer included!
- Lakefront **JUST DREDGED!!**
- Very nice seawall/boardwalk
- Wired for garage door opener
- Brand **NEW** stick-built cabin!
- Fire pit
- Full twin size bunk bed
- Great location! BRAND NEW gravel drive & lots of windows for a beautiful wide lake view!
- *Huge* front deck w/ electricity available outside as well!
- **NEW** hot water heater/furnace/central air
- 1,000 gallon concrete septic (*just serviced & ready to go!*)
- Located on a dead-end road with little dust & traffic.
- All furniture is negotiable!!
- Jet ski lift

LISTING AGENT:

Ryonee McCann (409) 790-5283 or ryonee@barnesrealty.com



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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 CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.

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Photos



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