



# 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**

## #20 323 Mallard Lane, Big Lake, MO

**NEW CONSTRUCTION!!!!**



**NEW approx. 2,128 Sq. Ft. + Construction is almost finished!! This is a big beautiful MUST SEE brand new 3-bedroom 3-bath home! It rests on a GORGEOUS location just across from the cabins at the Big Lake State Park! Sit in the huge insulated sun room any time of year not to miss the amazing sunrises! Home faces the lake perfectly for that early morning sun & afternoon shade. If you are looking for a very spacious open floor plan this one is awesome!!**

**Price:** \$380,000.00

**# Bedrooms:** 3

**# Baths:** 3 full

**Year Built:** 2017-2018

**Heat/Cooling:** 2 Units- Upstairs/Gas Downstairs/Electric heat & heat pump

**Lot Size:** Approx. 100' X 190'

**School District:** Craig R-III

**Taxes:** 2017 taxes were \$1,842.69

**Foundation:** Patterned poured concrete

**Basement:** Full-Finished

**Sewer:** Septic tank (1000-gal)

**Exterior:** Siding/shingles

**Garage:** 1-car LONG 30' deep

**Water:** City

### Other Features:

- Outdoor soffit & deck lighting
- Vaulted ceilings!
- Beautiful granite countertops & solid Alder wood doors/cabinets/trim!
- Huge Master closet approx. 7' X 11'
- Deck access from the Master Bedroom
- Temperature controlled garage!
- Garage door opener
- Big NEW approx. 25' X 64' concrete drive!
- Prime lake location!!!
- Temp controlled storage in attic w/stair access!
- Approx. 101' of newer seawall (installed about 4 yrs. ago)
- All weather sun room approx. 23' X 13 1/2'
- Basement & garage all concrete epoxy floors.
- Whirlpool side x side refrigerator
- Whirlpool heavy duty stacked washer/dryer
- Crosley flat top stove
- Closed cell foam insulation!
- 2 sofa sets & flat screen TV are included!
- Upper and lower heating & cooling units!
- HUGE walk in closets for TONS of storage!!!!
- Extra kitchenette downstairs!

### LISTING AGENT:

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

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

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.**





***#20 323 Mallard Lane, Big Lake, MO***  
***Photos***





***#20 323 Mallard Lane, Big Lake, MO***





***#20 323 Mallard Lane, Big Lake, MO***

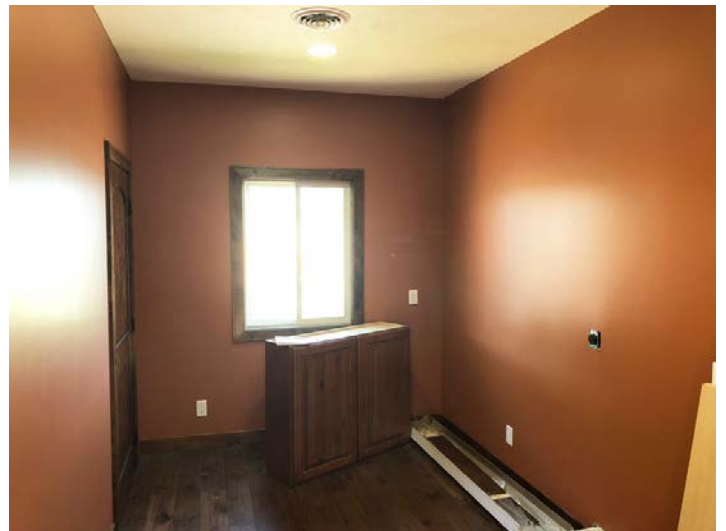




***#20 323 Mallard Lane, Big Lake, MO***



***#20 323 Mallard Lane, Big Lake, MO***





***#20 323 Mallard Lane, Big Lake, MO***



***#20 323 Mallard Lane, Big Lake, MO***





***#20 323 Mallard Lane, Big Lake, MO***



***#20 323 Mallard Lane, Big Lake, MO***

