



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**

#17 105 Pelican Lane, Big Lake, MO 64437



This 2 Bedroom 1 bath lakefront custom built "Design Home" cabin has an incredible lake view and you will not find one like it! It has good water depth, a double seawall, boardwalk and two docks for access to your water toys! Sellers have a jet ski & pontoon lift that are negotiable! With HUGE windows across the entire front of the home, you can't help but have indoor lakeview galore!

The yard has great landscaping (just needs new grass planted), newer rock in the drive, shade any time of day and a NO MAINTENANCE custom composite wrap around lakeside deck! Hurry and snag this one up and sit back and enjoy the view!

Price: \$150,000.00

Bedrooms: 2

Baths: 1

Lot Size: Approx. 60' X 95'

School District: Craig R-III

Taxes: 2019 taxes were \$1,508.88

Foundation: Poured concrete

Basement: Full elevated enclosed

Sewer: Concrete septic tank - certified

Exterior: Vinyl siding

Build Date: 2007

Water: City

Other Features:

- Beautiful car siding in the living area
- Dual seawall w/boardwalk & two docks
- 200 Amp electric service
- Inside is mostly furnished! (no décor, curtains, rugs & some chairs not included)
- Linoleum flooring so come on in from the lake☺
- Lower level concrete stamped stone patio area
- Flat top stove/oven & microwave
- Washer/Dryer hookups (main level)
- Window blinds included!
- TONS of storage!
- GREAT open kitchen/dining/living space
- Interior stair access to the basement
- Heat pump

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 him self 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listing may be withdrawn with or without approval.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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