

MIDWEST LAND GROUP PRESENTS

.7 ACRES IN

STONE COUNTY MISSOURI

48 GALATIANS LANE, REEDS SPRING, MO 65737



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

INTRODUCING YOUR PERFECT TABLE ROCK LAKE HOME

Introducing your perfect lake view oasis in Reeds Spring, Missouri. 2 bedroom, 2 bath with a huge loft that could be a great bunk room, craft, office, or extra living space. This home, spanning 2,132 square feet, beckons nature enthusiasts and those in search of serenity. Meticulously updated and meticulously maintained, it's ready to welcome you home.

Step inside to discover an expansive master suite, a sanctuary for relaxation and rejuvenation. The attached master bath ensures your comfort, while the walk-in closet surprises with ample storage. A private deck off the suite offers a serene spot for moments of quiet reflection. Prepare to be captivated by breathtaking lake views visible from various vantage points throughout the house. Whether you're in the living area, dining space, kitchen, loft, or master, you'll be treated to a front-row seat to the natural beauty of Table Rock Lake.

This home is designed for entertaining, with an open-concept living, dining, and kitchen area that creates an inviting space for hosting friends and family. Sunlight streams in through the gorgeous story and ½ windows in the dining/den, and a full wall of extra-large windows in the master. The 20'x30' deck is perfect for enjoying the lake view, entertaining friends or family or simply enjoying the spacious backyard that features a fire pit, ideal for creating cherished memories or watching the wildlife.

No need to worry about home improvement projects – this property boasts numerous upgrades, including a maintenance-free metal-wrapped exterior trim, concrete siding, a new roof, a shiny new refrigerator, and reinforced deck supports for worry-free entertaining. The newly improved vapor barrier-wrapped, seven-foot-high crawl space adds tons of storage or maybe even a workshop/man cave. Don't forget to check out the finished interior of the extra-large 20'x30' 2-car garage.

Located in a tranquil and secluded neighborhood, this home offers an escape from the city's hustle and bustle. Surrounded by wildlife, you'll enjoy a constant connection with nature, fostering an atmosphere of peace and serenity. For boating enthusiasts, this is a paradise. Multiple public boat docks at Aunts Creek Park, are conveniently located within ¼ mile, providing immediate and easy access to the clear waters of Table Rock Lake, access for fishing, camping, picnicking, swimming, and camping for huge family gatherings! When you crave a change of pace, the vibrant city of Branson West is just a short 10-minute drive away. Explore its attractions, dining, shopping, and entertainment options, all easily accessible.

Don't let this opportunity slip away – make this lakeside retreat your forever home. Schedule a viewing today and begin living the lakefront dream you've always desired!

PROPERTY FEATURES

PRICE: **\$275,000** | COUNTY: **STONE** | STATE: **MISSOURI** | ACRES: **0.7**

- Table Rock Lake view
- Built in 2018
- Secluded
- New repairs
- Updated
- Wildlife
- 10 minutes from Branson West



2,132 SQUARE FOOT HOME

This home, spanning 2,132 square feet, beckons nature enthusiasts and those in search of serenity. Meticulously updated and meticulously maintained, it's ready to welcome you home.



2 BED, 2 BATH



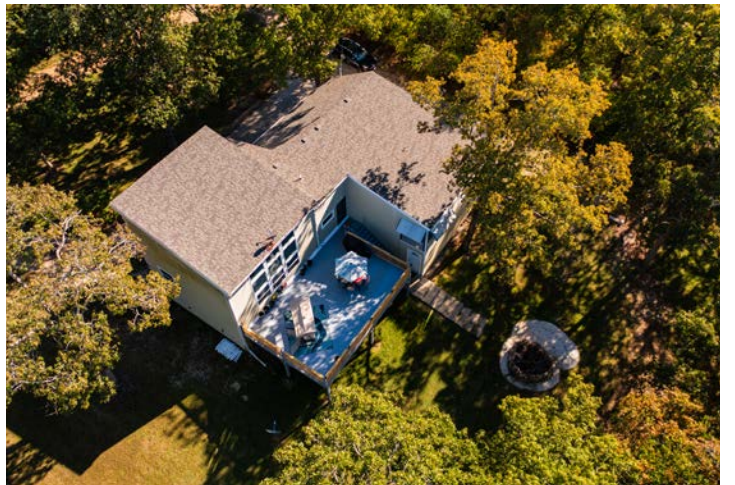
ADDITIONAL HOME PHOTOS



TABLE ROCK LAKE VIEW



SECLUDED



PRIVATE DECK

The attached master bath ensures your comfort, while the walk-in closet surprises with ample storage. A private deck off the suite offers a serene spot for moments of quiet reflection.

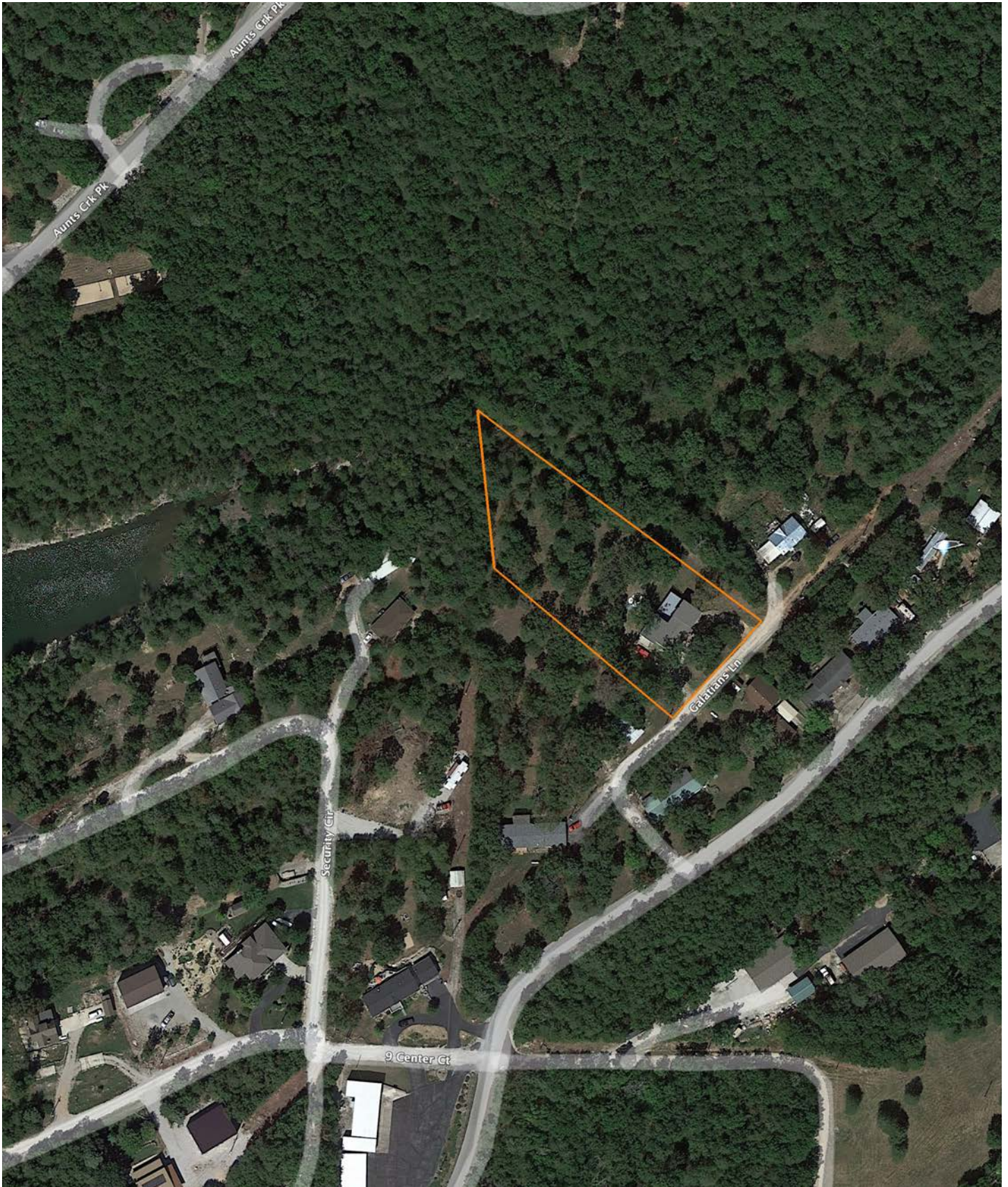


1/4 MILE TO TABLE ROCK LAKE ACCESS

Multiple public boat docks at Aunts Creek Park, are conveniently located within 1/4 mile, providing immediate and easy access to the clear waters of Table Rock Lake, access for fishing, camping, picnicking, swimming, and camping for huge family gatherings!



AERIAL MAP



OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
LAND AGENT

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