

	60091307	Residential For Sale	Single Family	Active
	Agreement Type: Exclusive Right To Sell		List Price: \$310,000	
	County: Boone		Begin Date: 09/28/2017	
Subdivision: N/A		Total SqFt: 4,150		
Split Bedroom: Yes		List Price Sqft: 74.7		
Total Bedrooms: 6		Total Finished SqFt (All Levels): 4,150		
Baths - Total: 6		Above Grade Fin SqFt: 4,150		
Baths - Full: 5		Above Grade UnFin SqFt: 0		
Baths - Half: 1		Below Grade Fin SqFt: 0		
Reserve Item: No		Below Grade UnFin SqFt: 0		
Sign on Property: Yes		Aprx Lot Size (Acres): 112		
Aprx Year Built: 1990		Entry: Walk In		
		Lake/River: Bull Shoals Lake		
		View: No		
		Waterfront/View: Front		
Elementary School: Omaha, AR		Inside City Limits: No		
Middle School: Omaha, AR		Foreclosure/Short Sale: No		
High School: Omaha, AR				

Directions: S. Hwy 65 from Branson into Arkansas, lt. (East) on Hwy 14 to N. side of Omaha. Left on E Hwy 14 approximately 5.5 mi. to left on Stonington Road. Continue on Stonington where it turns to gravel to sign on left.

Legal Description: In File NOTE: Collector's estimated property tax amount without sellers current exemption is \$1776.69

Marketing Remarks: Large, inviting home secluded in the middle of its own 112 acres. 6 bedrooms, 4.5 baths in main living area, additional apartment type living quarters with 1 BR, 1 BA. Formerly a bed and breakfast, 4 bedrooms and apartment have access to their own baths. Unattached metal barn, numerous small animal shelters and pens, garden and fruit areas lend this property perfectly to hobby farming or self sufficient lifestyle. Three car garage has floored storage and walk-in access above. Additional lean to area offers more storage. Property has area of Bull Shoals GFTL frontage that with some work and imagination has the potential for a wooded walking trail to the lake. Lots of county road frontage and numerous 4x4 trails throughout the property as well as several ponds.

Room Name	Room Level	Aprx Room Sizes	Room Name	Room Level	Aprx Room Sizes
Living Room	1	33'11" x 16'7" Dining Combined	Bedroom 1	1	19'4" x 14'4"
Kitchen	1	22'6" x 16'3"	Full Bath	1	7'11" x 5'9"
Utility Room	1	11'9" x 6'10"	Bedroom 2	1	14'6" x 12'
Sun Room	1	18'8" X 8'4"	Full Bath	1	7'1" x 7'1"
Living Room	1	Apartment 15'8" x 13'	Bedroom 3	1	15'9" x 11'11"
Kitchen	1	Apartment 11'7" x 8'6"	Full Bath	1	9'9" x 6'3"
Deck	1	28' x 10'	Bedroom 4	2	31'8" X 14'9"
Entry/Foyer	1	9'11" x 5'10"	Full Bath	2	8'11" X 9'3"
			Bedroom 5	2	16' X 14'9"
			Bedroom 6	2	21' X 12'7" (no closet)
			Bedroom 1	1	Apartment 18'3" x 13'5"
			Porch	1	28' x 12' (Entry Courtyard)

Features	Construction & Utilities	Other	Fees and HOA Info
Appliances: Dishwasher; Disposal; Free Standing Stove: Gas	Architecture: 2 Story; Country; Traditional	Documents: Disclosure	
Attic: Fully Floored	Exterior Material: Wood	Flood Insurance: Not Required	
Basement Type: Basement: Yes; Partial; Unfinished	Flooring: Carpet; Vinyl	Possession: Negotiable; Possession After Closing	
Dining: Formal Dining	Cooling: Ceiling Fans; Heat Pump	Tax Year: 2016	
Exterior Extras: Deck; Garden Area; Storm Doors; Water Garden	Cooling Source: Electric	Tax ID: 020-05610-000, 020-05691-000	
Equipment: Central Vacuum; Sump Pump	Gas: Propane/Leased	RE Tax Provided By: Assessor	
Fireplace Location: Fireplace: Yes; Living Room	Heating Source: Electric; Propane; Other - See Remarks	Records	
Fencing: Partial	Heating: Heat Pump; Heat Pump Dual Fuel; Pellet Stove	Real Estate Tax: 60.29	
FP Type/Amenities: Free Standing; Pellet	Lot: Acreage; Adjoins Government Land; Dead End Road/Street; Hilly; Horses Allowed; Lake Front; Landscaping; Level; Mature Timber; Pasture; Sloped; Steep; Trees; Water Front; Wooded/Cleared Combo	Docks/Slips: No	
Garage/Parking: 3+ Car Attached Garage; 1 Car Carport Attached; Parking Spaces; Storage	Roofing Material: Composition	Vacation Rental: Yes	
Interior Amenities: Counters - Laminated; Drapes/Curtains-Partial; W/D Hookup	Road Surface: Street - Gravel/Stone; Drive - Gravel/Stone		
Outbuildings: Outbuilding; Sheds - Miscellaneous	Foundation: Poured Concrete		
Other Rooms: 2nd Kitchen; Apartment; Bonus Room; Foyer; Living Areas (2); Workshop	Sewer: Septic		
Road Frontage: County Road	Water Heater: Water Heater Instant; Water Heater - Gas		
Utility Room: Main Floor	Water: Well - Private		
Windows: Double Pane			



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Property Sub-Type: Single Family
Sign on Property: Yes

Begin Date: 09/28/2017
Cumulative DOM: 109

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