

**Sierra Ozark Corporation** 417-273-4212 [sierraozark.com](http://sierraozark.com)

H. K. Gaulding, Broker [h.k.gaulding@gmail.com](mailto:h.k.gaulding@gmail.com) cell 417-299-0110

## **2 HOMES - VERY CLOSE TO BULL SHOALS LAKE**



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## **2 HOMES - VERY CLOSE TO BULL SHOALS LAKE**

3 minutes from driveway to Theodosia boat ramp!!

This 1144 sq. ft., 3 bedroom, 1 bath home was built in 1971. The house is solid and very livable and has had some updates but more remodeling is needed. The bedrooms are nice sized and the hardwood flooring is beautiful.

The 2nd home with 1080 sq. ft., 1 bedroom, and 1 bath was originally built in 1985 as a shop and then converted into a home.

The 2 homes share a well and a lagoon and sits on 5 acres.

If you need 2 homes, here you go!

If you need a shop with your home, here you go!!

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### LISTING INFORMATION

<b>ADDRESS</b>	460 State Highway HH Isabella, MO 65676				
<b>TAXES</b>	<b>POSSESSION</b>	<b>ROAD</b>	<b>NEAREST TOWN</b>	<b>SCHOOL</b>	
\$665.89	at closing	asphalt	Theodosia-5	Lutie	

### HOUSE

<b>STYLE</b>	<b>CONSTRUCTION</b>	<b>AGE</b>	<b>SQUARE FEET</b>	<b>BEDROOMS</b>	<b>BATHS</b>
country	stick-built	1971	1144	3	1
<b>MASTER</b>	<b>FAMILY ROOM</b>	<b>DINING</b>	<b>LAUNDRY</b>	<b>PANTRY</b>	<b>PORCH</b>
no	no	yes	no	no	front
<b>DECK</b>	<b>PATIO</b>	<b>FOUNDATION</b>	<b>ROOF</b>	<b>BASEMENT</b>	<b>GARAGE</b>
no	no	poured concrete	composition	no	no
<b>SEWER</b>	<b>FIREPLACE</b>	<b>HEATING</b>	<b>COOLING</b>	<b>WINDOWS</b>	<b>RANGE</b>
lagoon	no	ventless	window units	double pane	yes
<b>REFRIGERATOR</b>	<b>DISPOSAL</b>	<b>DISHWASHER</b>	<b>WASH/DRYER</b>	<b>WATER HEATER</b>	<b>SOFTENER</b>
yes	no	no	yes	propane	no
<b>FLOOR COVER</b>	<b>EXTERIOR</b>	<b>ATTIC</b>	<b>CEILING FANS</b>	<b>WALK-IN CLOSET</b>	
wood	wood siding	access only	yes	no	

### OUTSTANDING FEATURES

Shop converted into extra home

3 minutes to Theodosia boat ramp

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