

Single Family Active
MLS# 10073956

32699 BROADVIEW ACRES, Gravois Mills, MO 65037

County: Morgan

\$729,900
Public Report



Property Sub-Type:	Single Family Residence	Transaction Type:	Sale
Style:	Bi-Level	Area:	Other
Bedrooms:	3	Elem School:	Versailles
Total Baths (F H):	2 (2 0)	Middle School:	Versailles
SqFt - Appx Total	1,753	High School:	Versailles
Finish:		Approx Lot Size:	61x110xirr
Above Grade	720	Lot Size Source:	County Records
SqFt:		APN:	
SqFt Source:	County Records	Leaseholds:	No
Approx Year Built:	1971		
Total Garage:	0		

	Lower	Main	Upper
Bedrooms	1	2	0
Full Baths	1	1	0
Half Baths	0	0	0
Finished SqFt	1,033	720	0
Unfinished SqFt			

Gas Company: Other
Water Source: Well
Electric Company: Como Electric
Sewer System: Septic Tank

Above Grade SqFt: 720
Fireplace Features: Electric

Room Name	Level	Dimensions	Room Features	Remarks
Laundry	Lower			
Living Room	Main	15.92 x 23.33		
Family Room	Lower	36.6 x 9.67		
Kitchen	Lower	15.25 x 11.67		
Primary Bedroom	Main	13.17 x 10.08		
Bedroom 2	Main	11 x 10.5		
Bedroom 3	Lower	11.67 x 11.5		

Basement Access: Walk-Out Access

Exterior: Hardiplank

Cooling: Central Air; Other

Basement Details: Full

Heating: Electric Baseboard; Other

Appliances: Dishwasher; Dryer; Microwave; Range; Refrigerator; Washer; Water Softener Owned

Misc Features: Hot Tub; Pantry; Storage Shed; Walk-In Closet(s); Water Filtration System; Water View; Waterfront

Restrictions: Yes

Possession: Close of Escrow

Selling Terms: Cash; Conventional; FHA; Government; VA Loan

Directions: Hwy 5 to Hwy O. Right on Buck Creek Rd. Stay left until pavement ends. Go straight on Broadview Acres.

Marketing Remarks: There's something special about this spot at the 7.5 MM, where wide-open main-channel views set the scene for lake life. This 3-bedroom, 2-bath lakefront home is all about the water, the views and one AMAZING dock. With approximately 1,800 sq. ft., the dock is truly an extension of the home, offering 2 boat slips--one with a hoist--2 PWC lifts, a large swim platform and plenty of room to spread out and entertain. Complete with TV, refrigerator, microwave and stereo system, you may find yourself spending more time on the dock than in the house! The main-level living area features a fantastic bar and hidden Murphy bed, creating a fun, flexible space for conversation and overnight guests. Downstairs, the kitchen offers beautiful granite countertops and a large pantry, along with the third bedroom and a sunroom wrapped in windows overlooking the lake. Step outside and choose from not one, but TWO huge decks for taking in those gorgeous main-channel views or relax in the covered hot tub. There's plenty of new here too This one delivers the spaces that matter most--big views, great outdoor living and a dock built for making the most of every lake day.

Keller Williams Realty

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