



## We Sell Big Lake!

*Setting the trend for how Real Estate is sold in the Midwest.*

**www.BarnesRealty.com**

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Mound City, MO 64470  
(660) 442-3177

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Platte City, MO 64079  
(816) 219-3010

### **#12 345 Mallard Lane, Big Lake, MO 64437**



If you've been waiting for the perfect lake home and location to hit the market, well here it is! Located on the best water depth Big Lake has to offer, this rustic cabin/lake home offers 3-bedrooms (including the loft master suite), 2 baths, sandy beach frontage, single garage, and shade all afternoon from your fully covered deck! It took the Seller's over ten years to package this lake frontage together from which they've enjoyed and raised their three children at this location for the past 22 years! You may choose to purchase this home to include the massive floating dock or package it with any of the two other properties. Several options are being offered so the SOONER you act, the more likely you will get to pick and choose the package that best suits you!

***May be packaged with the floating dock (\$125,000.00) or 341 Mallard next door if you act soon!***

**Price:** \$245,000.00 Total (includes lot & Home)

**Bedrooms & Bathrooms:** 3 & 2 3/4

**Year Built:** 2008

**Taxes:** 2022 taxes were \$2,155.48

**Heating/Cooling:** Central

**Water:** City

**Sq Ft:** Approx. 2,200 Sq. Ft. main level + loft area

**-See Page 2 for Other Features-**

**LISTING AGENT:** Alyssa Barnes

(660) 851-1171 or [alyssa@barnesrealty.com](mailto:alyssa@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 himself 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 The listing may be withdrawn with or without approval.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:

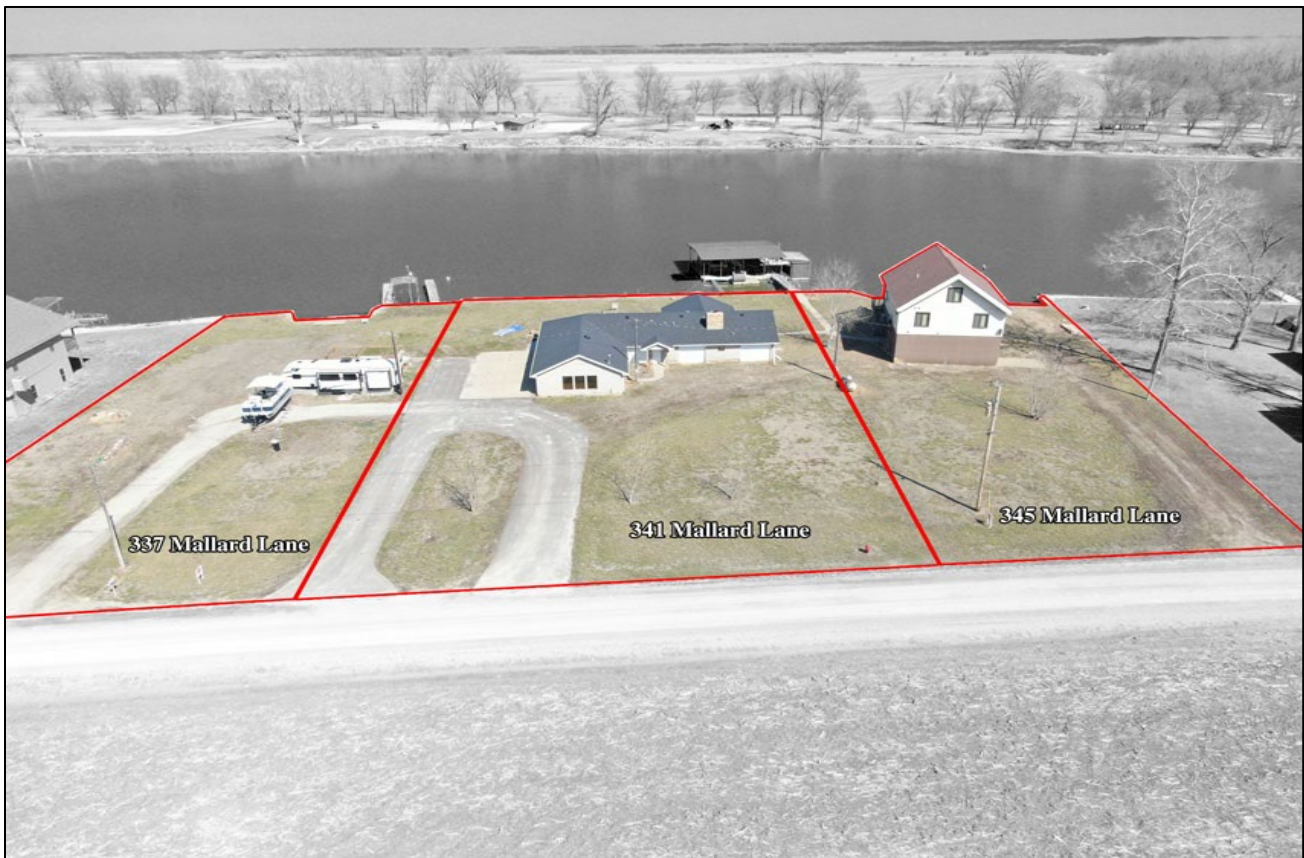
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## ***#12 345 Mallard Lane, Big Lake, MO 64437***

### **Other Features:**

Open kitchen with bar, tile flooring, and adjacent dining area  
Spacious living room  
Centrally located utility room with front load stackable washer/dryer  
Bedroom 1 & 2 have a queen size bunk bed with overhead twin size  
Full bath with jacuzzi tub  
Open stairway to upper loft housing master suite bedroom with king-sized bed, 1/2 bath/vanity and great view of the lake!  
Open floor plan with vaulted ceilings throughout  
Plush combination tile and carpeted flooring  
Superb water depth & lake location  
Private drive  
Fantastic lake view!  
Spacious yard  
Covered deck off of kitchen/dining area with soft lighting  
All electric central air and heat with supplemental auxiliary propane heater  
Two main door entrances in lower level  
Spacious game/family room that will easily sleep/house 10 twin beds  
Open stairway to main level

### ***Aerial Photo***





***#12 345 Mallard Lane, Big Lake, MO 64437***  
***Photos***





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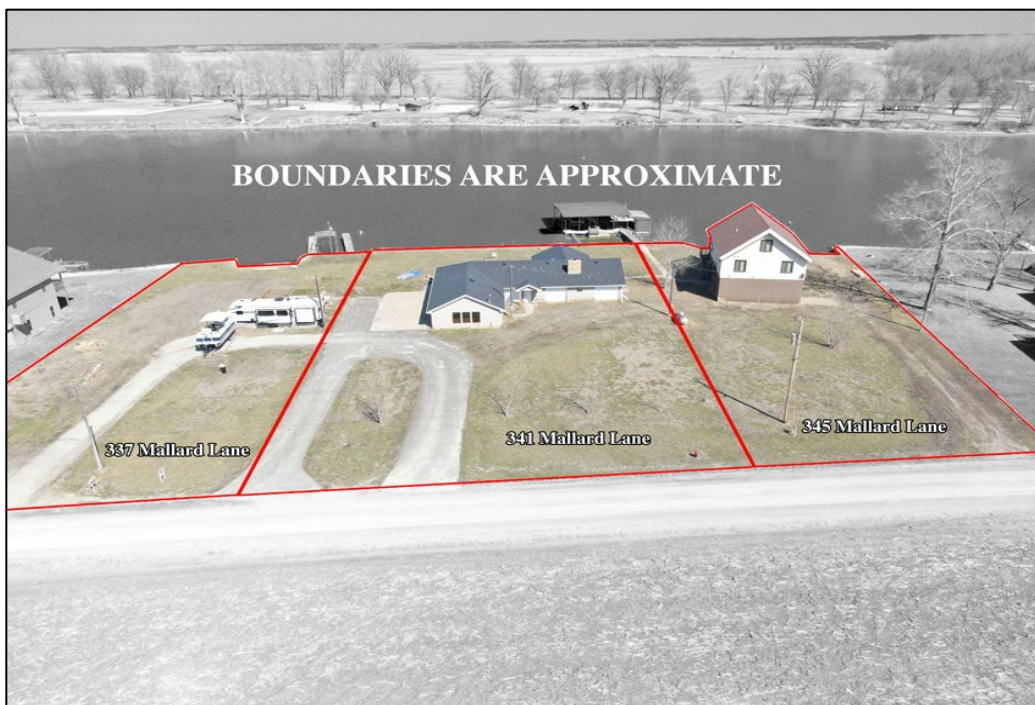


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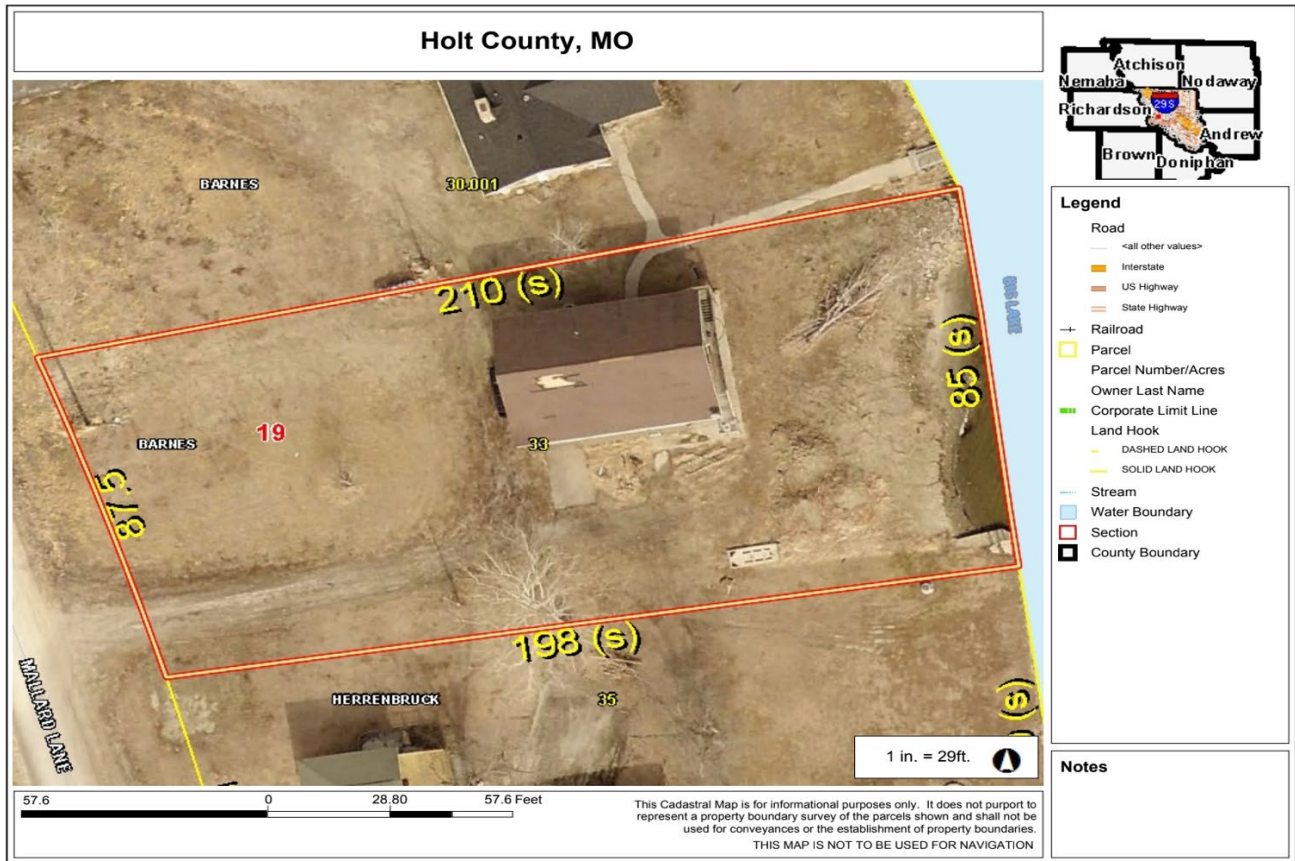
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**Photos**





# #12 345 Mallard Lane, Big Lake, MO 64437

## Tax Map



## Google Aerial Map



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