

28481 Lake Water Ln. Gravois Mills, MO 65037

4 BEDROOM / 3 BATHROOM RANCH STYLE MANUFACTURED HOME WITH A WALKOUT LOWER LEVEL THAT IS MOSTLY FINISHED.

AGE OF ROOF IS UNKNOWN. IT IS A 30 YR SHINGLE. EXTRA BUNDLES LEFT.

HAS ELECTRIC FURNACE FOR UPPER LEVEL AND BED/BATH IN LOWER LEVEL AND PROPANE WALL HEAT FOR REMAINDER OF LOWER LEVEL.

LOWER LEVEL DOUBLE DOORS TO BE REPLACED WITH GLASS SLIDING PATIO DOORS BEFORE CLOSING.

LOWER LEVEL 100 AMP ELECTRIC SERVICE BOX IS ALSO WIRED FOR A GENERATOR

GARAGE IS METAL, INSULATED, CONCRETE FLOOR, 20'X40'. ALSO HAS 220 AMP ELECTRIC, A WALL OF CABINETS WITH A WORK BENCH, SHOP LIGHTS, AND A GARAGE DOOR OPENER. THE WELL IS LOCATED IN THE GARAGE ALSO

DRIVEWAY IS ALL CONCRETE WITH EXTRA PARKING AREA.

SEPTIC WAS CLEANED OUT EARLY SUMMER 2022

DOCK MEASURES 44'8' X 36,6' / SLIPS ARE 14'X32' AND 10'X22' WITH A SWIM DECK AND LADDER. COMES WITH AN ECONOLIFT BOAT LIFT, DOCK LOCKER, AND CEILING FAN. WATER DEPTH WAS 3' IN THE FRONT AND 4' IN THE REAR. THE LAKE WAS AT 657.14, WHICH IS OVER 2.5' LOW.

*** SOME FURNITURE OPTIONAL / NOT PART OF REAL ESTATE TRANSACTION ***

BOTH DINING SETS	SOME BEDROOM FURNITURE
DOWNSTAIRS PATIO SET	BISTRO SET
SQUARE FOOTSTOOL	