Private Retreat Located in Bollinger County Missouri
17492 BCR 314
Marble Hill, MO 63764

$522,500
13.12± Acres
Bollinger County

MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
17492 BCR 314

City, State Zip
Marble Hill, MO 63764

County
Bollinger County

Type
Residential Property

Latitude / Longitude
37.360443 / -89.912579

Dwelling Square Feet
2,426

Bedrooms / Bathrooms
3 / 3

Acreage
13.12

Price
$522,500

Property Website
www.mossyoakproperties.com

PROPERTY DESCRIPTION

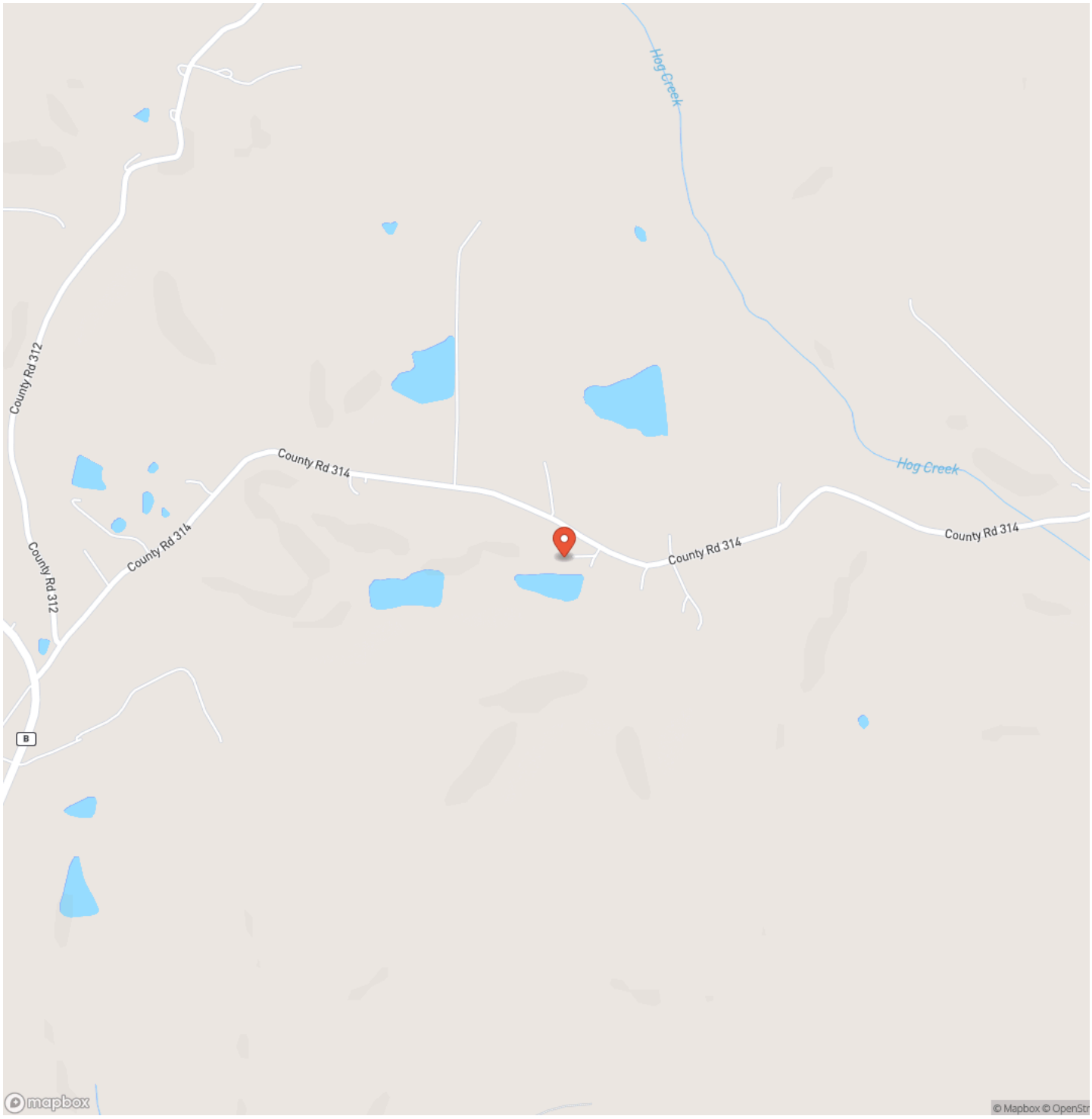
Escape to your own private Ozark retreat at 17492 BCR 314 in Marble Hill, Missouri! Situated on 13 +/- acres, this beautiful 3-bedroom, 3-bath A-frame home with a full finished basement offers the perfect combination of privacy, comfort, and country living. As you approach the home, you'll immediately notice the inviting wrap-around porch and large picture windows overlooking the beautiful private pond, home to bass, crappie, and panfish. The pond also features its own natural overflow waterfall that comes alive and flows vigorously after a good rain, adding to the beauty and character of the property.

Inside, the main level features tall ceilings, a thoughtfully designed open-concept layout, and beautiful custom woodwork that continues into the kitchen cabinetry. The spacious kitchen offers a large island, plenty of cabinet and counter space, and a beautiful stone fireplace that creates a warm and inviting atmosphere. The oversized laundry room offers tons of storage, a wash tub, and convenient access from the attached two-car garage. The lofted primary suite provides privacy and begins with an open sitting area featuring amazing views through the picture windows, making it the perfect spot for morning coffee. The primary bedroom also features its own custom bathroom with double vanity sinks, a custom tiled shower, and ample storage.

The finished basement is built for entertaining with a large open area currently used as a movie room, a full kitchen, full bathroom, and an additional room that could serve as a bedroom. The basement also features a beautiful stone fireplace, making this space perfect for gathering with family and friends. Step outside from the basement and take in the beautiful views of the pond while enjoying the luxury of your own hot tub.

The property also offers a 25x35 shop, cross-fencing, and a history of being used as a mini farm with Highland cattle. Wildlife is a daily part of life here, with deer and turkey frequently seen from the home and deck. The acreage also offers an excellent opportunity for hunting, making this an appealing property for the outdoorsman. Whether you're looking for a private homestead, recreational retreat, or simply a place to slow down and enjoy the Ozarks, this property brings country living and comfort together. Schedule your showing before this one is gone!

Locator Map



MOSSY OAK PROPERTIES
MOZARK REALTY
America's Land Specialist

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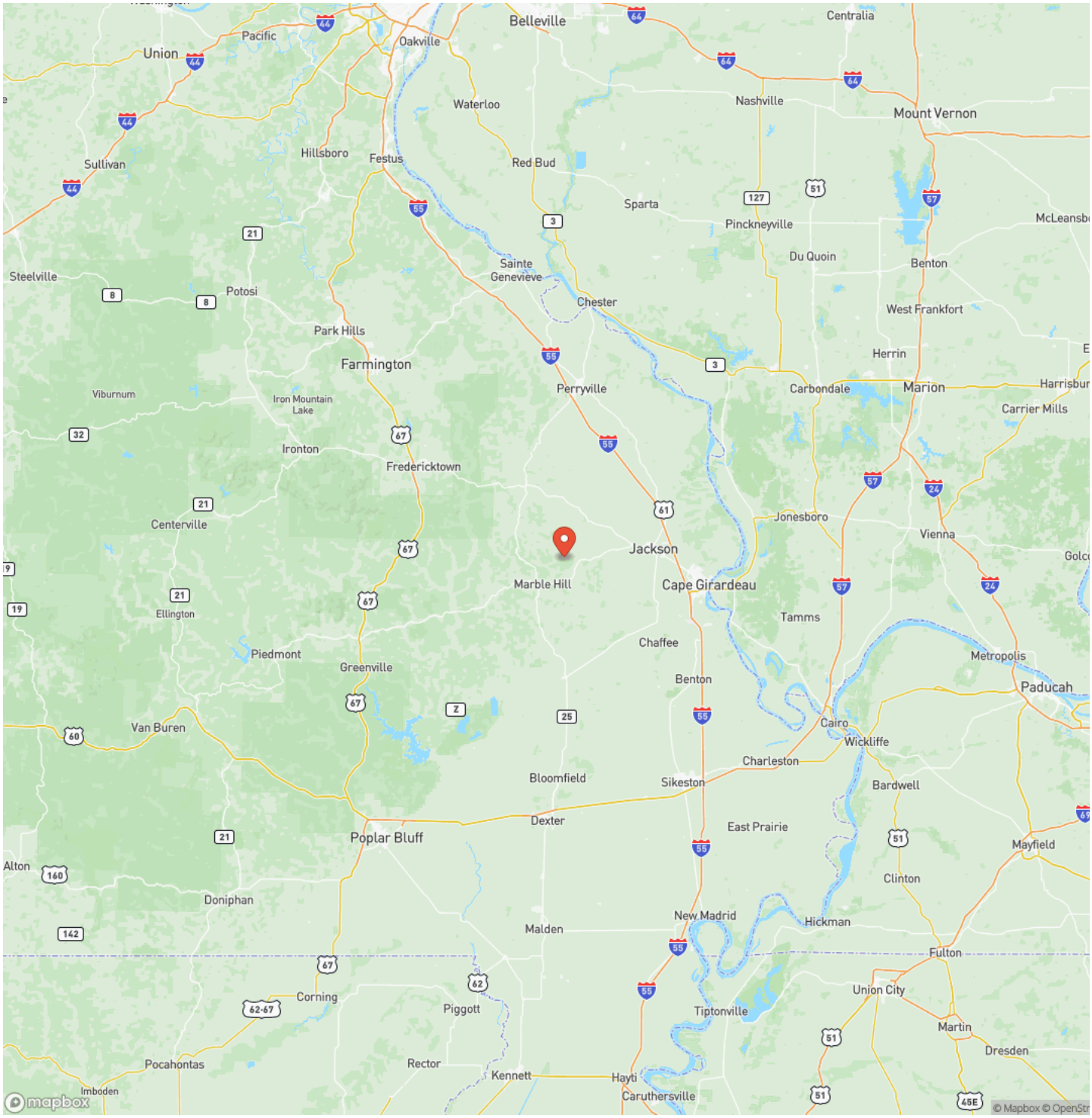
Locator Map



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Satellite Map

LISTING REPRESENTATIVE

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NOTES

NOTES

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