

Property Located At

32048 County Road 6210

Beulah, MO 65436

Phelps County

23.80 Total acreage 17.85 acres wooded/5.95 acres pasture/trees with fence

2,398 square feet two story 3-bedroom 2 bath, laundry room, living and family room, pantry, utility room, dining area off kitchen with breakfast bar, detached 3 car garage, 24X28 Shop BLDG, Green House, Vegetable Garden & Barn. Improvements made since purchased in 2012

2012 - Metal roof installed

2012 Refrigerator

2014 - Complete renovation of the entire house with a complete gutting and rebuild on the inside which included the following

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All new electrical wiring

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All new plumbing (using pex line & PVC)

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Spray in foam insulation

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Dry Wall, tile flooring & original wood floor refinished

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New wood stove & chimney Insert

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Gas kitchen stove (propane)

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Wine refrigerator

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Double pane pressured glass windows & Doors

○

Kitchen countertops (granite)

○

Kitchen cabinets

○

Kitchen breakfast bar

○

Kitchen Island

2017 Water filtration system

2018 Designer re-surfaced wrap around concrete porch

2019 Seamless steel siding complete wrap of the house (50-year transferable warranty)

2020 New HVAC, Inside furnace and outside AC unit (10-year transferable warranty)

2020 New Water Heater

2020 New water softener

2020 New septic system (tank and leach lines)

2020 New insulated well pump house & new main water line to house from well pump

2020 Shop new metal roof

2022 Shop select siding and windows replaced and painted

2022 Garage new metal roof & select siding replaced, new windows & paint.