

Luxury Condo on Current River in Van Buren, Missouri  
3 Old Bridge Road  
Van Buren, MO 63965

**\$499,000**  
3± Acres  
Carter County



**Luxury Condo on Current River in Van Buren, Missouri  
Van Buren, MO / Carter County**

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**SUMMARY**

**Address**

3 Old Bridge Road

**City, State Zip**

Van Buren, MO 63965

**County**

Carter County

**Type**

Residential Property

**Latitude / Longitude**

36.990847 / -91.015186

**Taxes (Annually)**

\$850

**HOA (Annually)**

\$2,400

**Dwelling Square Feet**

1,200

**Bedrooms / Bathrooms**

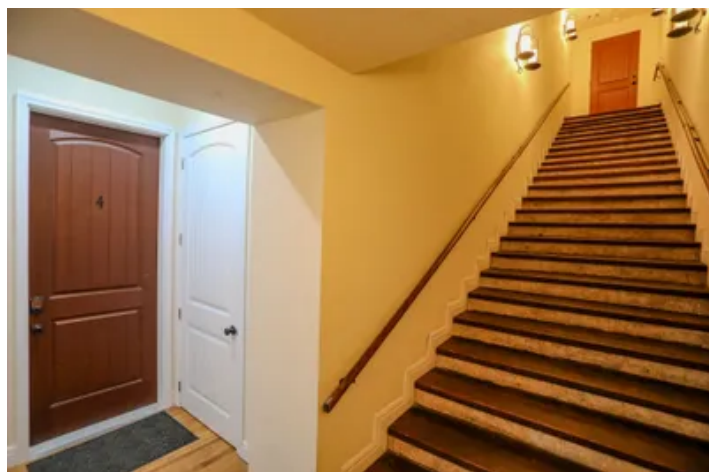
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**Acreage**

3

**Price**

\$499,000



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### **PROPERTY DESCRIPTION**

Luxury on the Current: Turnkey Brookstone Condo with Elite River Access

Experience the pinnacle of low-maintenance river living at the Brookstone Condos. Perfectly situated right at the edge of Van Buren, this completely updated waterfront condo offers an incredibly rare combination on the Current River: sweeping, panoramic elevated views completely secure above the threat of flood, paired with effortless, direct access to the water.

No detail was spared in the complete modernization of this residence. Step inside to soaring ceilings that amplify the natural light, complemented by authentic real hardwood flooring throughout. The kitchen is outfitted with custom cabinetry, stone countertops, and a functional layout designed for entertaining.

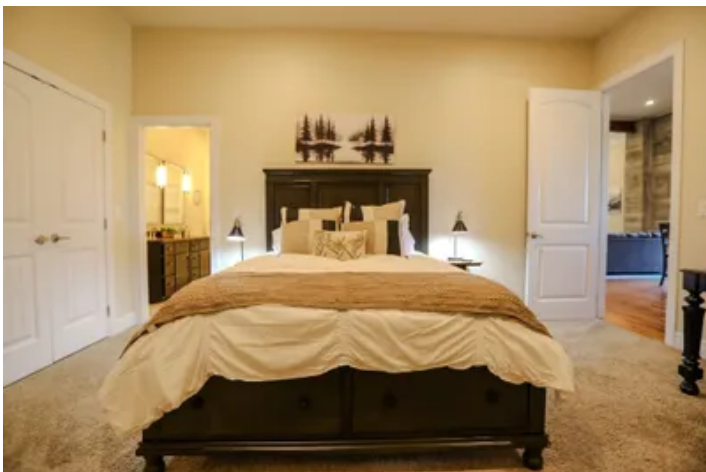
The crown jewel of the property is the covered back deck. Designed for ultimate relaxation, this private outdoor sanctuary allows you to overlook the crystal-clear waters of the middle Current River while listening to the soothing sounds of your own private waterfall feature.

The Ultimate River Asset: 1/5 Fractional Land Ownership

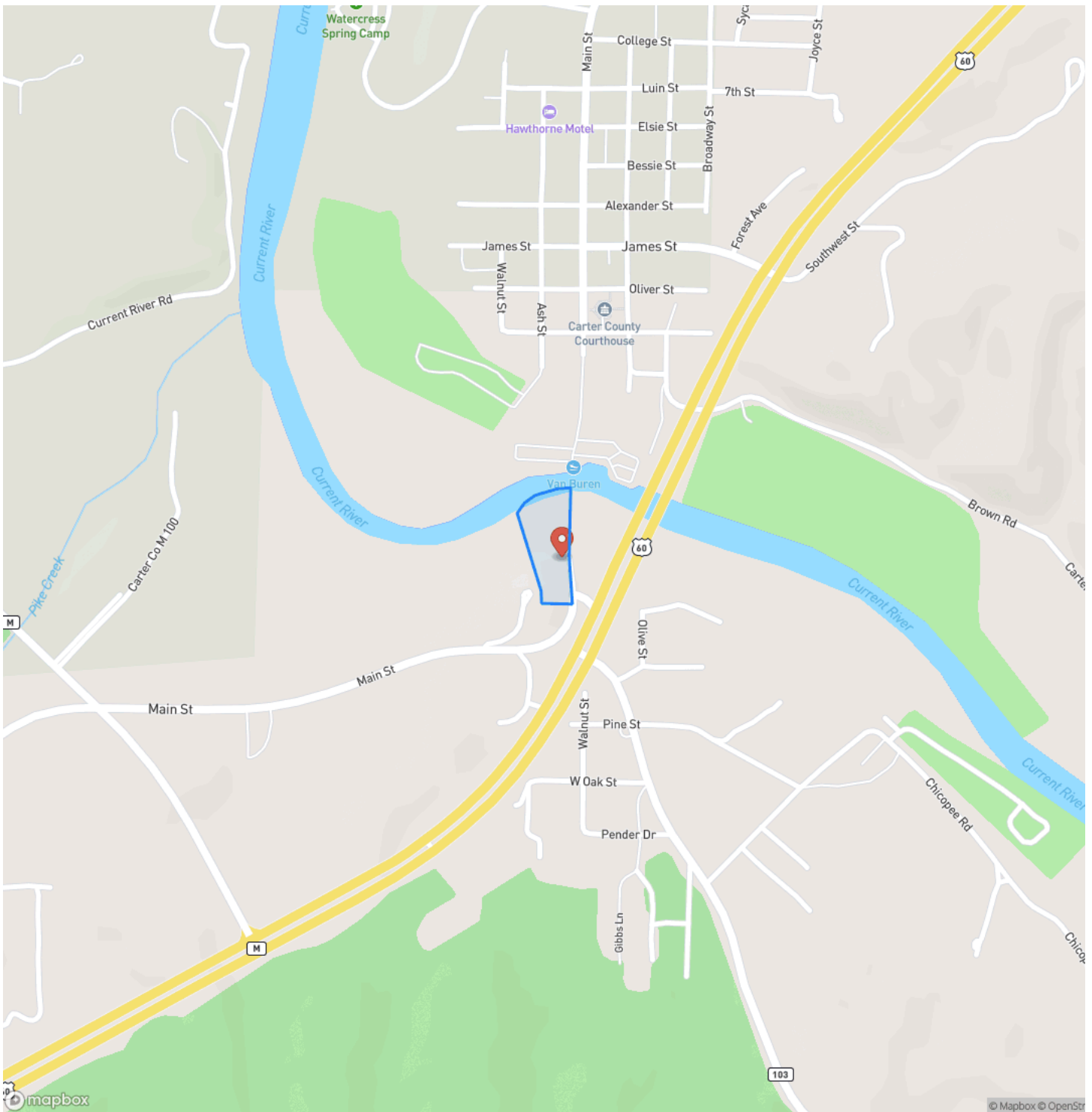
Ownership of this condo grants you a highly coveted 1/5 undivided interest in the prime real estate surrounding the development. This includes exclusive, legal access to one of the nicer gravel bars along the entire middle portion of the Current River. Unlike most river lookouts where reaching the water requires a treacherous climb, this property features built-in stairs for a quick walk down, or a dedicated access path allowing you to drive a full-sized vehicle directly onto the gravel bar for an effortless day of enjoying the water.

Offered as-is and fully furnished, this property is a true turn-key opportunity. Skip the stress of moving furniture, buying appliances, or remodeling—simply bring your weekend bag, turn the key, and step directly into the simple Ozark luxury lifestyle.

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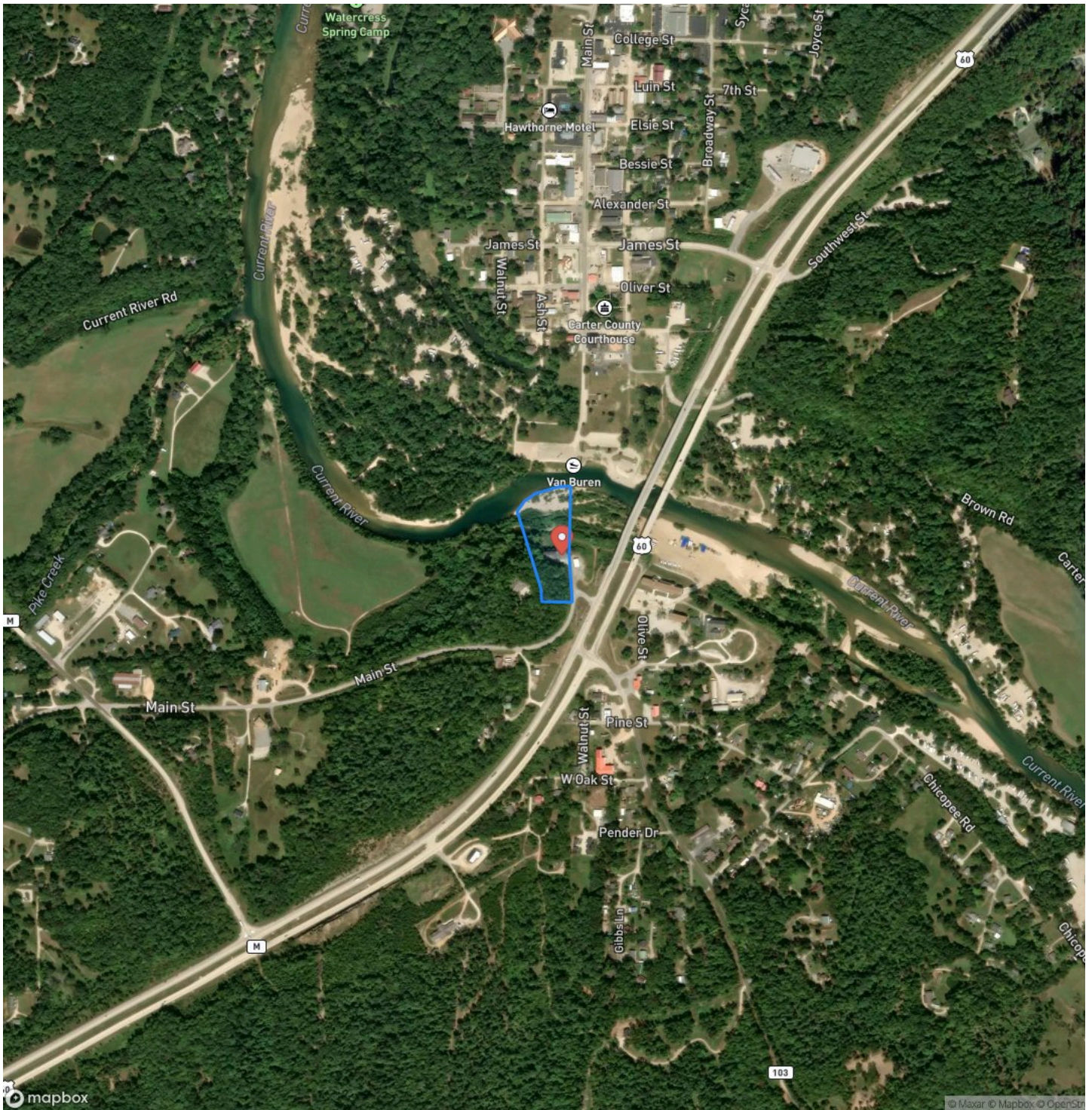


## Locator Map





## Satellite Map







## **DISCLAIMERS**

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