

# REAL ESTATE AUCTION

## *Waterfront Retreat at Table Rock Lake*

395 Gray Fox Road, Blue Eye, MO 65611

### PROPERTY INFORMATION

Location:	395 Gray Fox Road, Blue Eye, MO 65611
County:	Stone
Property Type:	Residential Lakefront
Private Dock:	10' x 24' Slip - Selling Separately
Bedrooms & Baths:	3 Bedrooms / 3 Bathrooms
Year Constructed:	2007
Exterior:	Stone & Stucco
Roof:	Composition
Square Footage:	3,451 +/- Sq. Ft.
Garage:	Attached 2 Car Garage
Lot Size & Dimensions:	4.1 +/- Acres / Irregular
Waterfront:	Approx. 720 Ft.
Outbuildings:	32'x24' Shop/Barn with Bathroom & RV Hookup (Built in 2005)
Real Estate Taxes:	\$2,773 (2014)
Electric:	Provided by Carroll Electric - Average \$50-\$80/mo
Gas:	100 Gallon Propane Tank (Owned)
Water:	2 Private Wells (1 is 390ft other is 290ft)
Sewer:	Private Septic System with 3 Lids
School Systems:	Blue Eye R-V School District
Fire Department:	Southern Stone County Fire District – Station 12
Security:	Stone County Sheriff's Department - Zone 3

#### AUCTIONEER'S NOTE:

This fabulous 4.1 +/- Acre Lakefront Estate is a must see! Located in Blue Eye, MO on one of Table Rock Lake's many peninsulas, this custom French Country home boasts nearly 3,500 finished sq. ft. with a top of the line kitchen, an open & vaulted living room with a gas log fireplace, and a superb master suite. Several interior features include cathedral ceilings, granite countertops, an intercom system & security system, walk in closets and thermal pane windows. The finished basement features amenities of a full apartment—ideal for out of town guests and entertaining. On the property you'll also find a 32' x 24' shop building featuring a bathroom & RV hookup. The land lays gently down to the water with a path to the private dock with a 10' x 24' slip! This is truly a once in a life time opportunity to purchase such a lovely lakefront home, located in the Heart of the Ozarks, at YOUR price! Formally offered for \$759,000. Call the auction office today to schedule your private tour!

