

The ROSEMOOR HOUSE

a luxury model home



Marketed by Kelby Creek Real Estate, -LLC | Shelley Forell, Broker-Manager
417.724.2261 | www.kelbycreek.com



The ROSEMOOR HOUSE

Traditional architecture with Brick, Stone and Stucco exterior finishes.

The impressive Artisan entry door offers a dramatic first impression that is continued through the Grand Gallery Foyer. An exquisite, faux-finished barrel-vault ceiling is highlighted with two Old World, rustic chandeliers that provide warm and inviting ambient lighting.

The open floor plan is ideal for entertaining and features a social Kitchen with hand-carved Teak cabinets, a culinary island and bar, granite countertops, high-end stainless appliances, a Butler's Serving Pantry w/ice maker plus a walk-in Storage Pantry.

The Dining Area's French door opens to a handsome covered deck that features a timber-framed gable roof with wood ceiling and a maintenance-free composite wood floor.

The Entry Gallery, Study, Kitchen, Dining and Great Room all have hand-finished Hickory wood floors.

The Great Room showcases a brick and stone fireplace with custom wood mantel.

All glass, double French doors located off the Gallery Foyer open in to a richly finished formal Study/Office. This flexible room may also serve as a formal Dining Room.

The home design includes 3 Bedroom Suites, each with full private baths that are highlighted with furniture quality free-standing vanities.

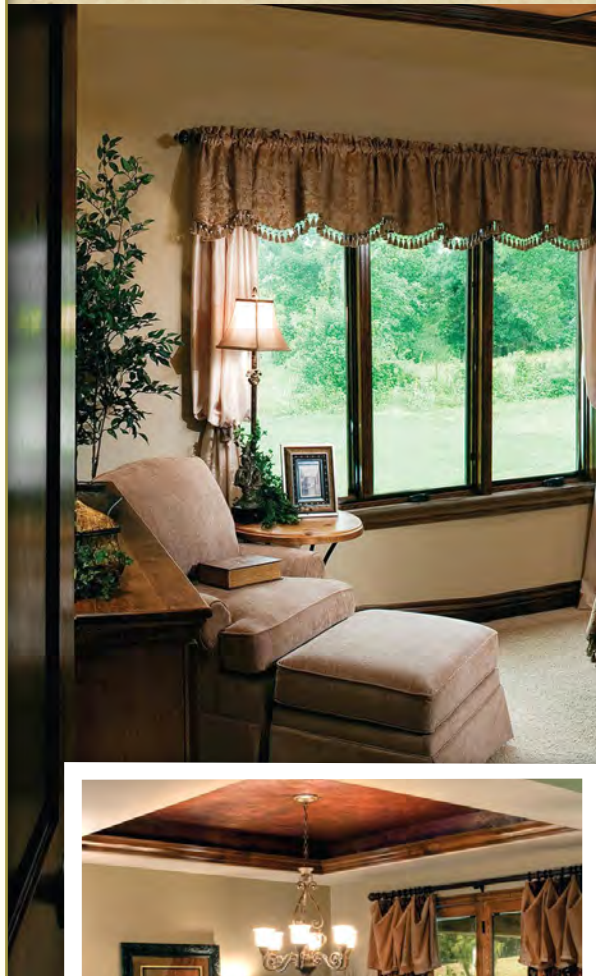
The Master Suite has granite countertops, a double sink, make-up vanity, two large walk-in closets, a walk-in shower with drying area, and a distinctive raised whirlpool tub that features travertine tile, wood accent columns and specialty lighting.

The versatile second floor Bonus Room is suited for many different uses, whether a third bedroom suite, a movie room, a hobby room, a library, or play room.

Laundry Room includes a sink, front-load washer/dryer, and unique custom cabinetry design.

- 3-Car Garage
- Extensive landscaping, sod yard and full irrigation system
- High-Tech Ready Cabling
- Security System

Please ask about the custom pricing options available for this home.



Detailed Information

1261 Rosemoor Drive
Nixa, Missouri 65714

3084 m/l Square Feet

3 Bedrooms

3 1/2 Baths

Study (or Formal Dining)

Kitchen, Dining Area

Living Room

Utility Room

3-Car Garage

Two complete HVAC systems - Bryant, 90+
efficiency furnaces and 13 SEER air-conditioning units

Situated on a 15,794 Square Feet (.36 acre) corner lot in
picturesque Kelby Creek.

The community is protected with recorded Codes, Covenants &
Restrictions and a Property Owners' Association.

Annual Dues: \$500 provides for the maintenance of the grounds
and exclusive use of the amenities: Community Clubhouse,
Swimming Pool, Walking & Hiking Trails, Pocket Parks, Catch &
Release Fishing on the three stocked Lakes, Security System.

Kelby Creek is located in Nixa, Christian County, Missouri.

Nixa School System

Nixa Utilities

Kelby Creek is an "AT&T Fiber to the Home Community"
(high speed underground fiber optic cabling).



Marketed by Kelby Creek Real Estate, LLC | Shelley Forell, Broker-Manager
417.724.2261 | www.kelbycreek.com

model home interior design by

One of a Kind

417.881.0727

model home built by

J Russell MacLachlan

417.838.9645