



**\$274,000**

## 6274 DOUGLAS FIR, JOPLIN, MO, 64804

<https://kwelevate.org>

Unique Dual-Home Opportunity on 9.49 Acres! This versatile property includes two separate dwellings, offering incredible potential for multi-generational living, rental income, or guest accommodations. The main home at 6274 Douglas Fir Road features 3 bedrooms, 3 bathrooms, and beautifully refinished wood floors throughout. Enjoy a cozy fireplace with a new insert, a spacious and updated [...]

- 3 beds
- 3 baths
- Single Family - Freestanding
- Residential
- Active
- 2078 sq ft



### Basics

**Category:** Residential

**Status:** Active

**Bathrooms:** 3 baths

**Year built:** 1960

**Rooms Total:** 8

**Type:** Single Family - Freestanding

**Bedrooms:** 3 beds

**Area:** 2078 sq ft

**Bathrooms Full:** 3

**County:** Newton



---

## Building Details

<b>Building Area Total:</b> 2078 sq ft	<b>Roof:</b> Composition
<b>Levels:</b> One	<b>Carport Spaces:</b> 1
<b>Construction Materials:</b> Concrete, Hard Board	<b>Fencing:</b> Partial
<b>Lot Features:</b> Corner Lot, Part Wooded	<b>LotSizeDimensions:</b> 9.49
<b>Basement:</b> Unfinished, Walk-Out Access	

---

## School Information

<b>High School District:</b> Seneca	<b>Middle Or Junior School:</b> Seneca
-------------------------------------	--

---

## Miscellaneous

<b>Listing Terms:</b> Cash, Conventional	<b>Foundation Details:</b> Concrete Wall (Poured)
<b>Architectural Style:</b> Ranch	<b>Tax Annual Amount:</b> \$1,820.19
<b>Utilities:</b> Cable Available	

---

## Amenities & Features

<b>Interior Features:</b> Beamed Ceilings, Granite Counters, Eat-in Kitchen, Kitchen Island, Pantry, Walk-In Closet(s)	<b>Patio And Porch Features:</b> Deck, Front Porch, Porch
<b>Appliances:</b> Refrigerator, Range - Gas, Dishwasher	<b>Flooring:</b> Carpet, Vinyl, Wood
<b>Sewer:</b> Sewer - Septic	<b>Heating:</b> Central Gas
<b>Fireplace Features:</b> Wood Burning	

---

## Nearby Schools

**Elementary School:** Seneca





# Courtesy of

**List Office Name:** KELLER WILLIAMS REALTY ELEVATE

