Prop Type: Residential - **MLS#:** 435703	**3807 CROCODILE DR** , **COLUMBIA** , **MO 65202**	**Price:** $ 375,000



Primary Style	Ranch	**House Faces**	SE
Area	Boone Northeast	**Status**	Active
Subdivision	VANDERVEEN CROSSING	**Cross Street**	Rain Forest Parkway
County	Boone	**Exp/Complete(NC)**	
Type	Single Family Residence	**Age Description**	21-30 Yrs
School District	Columbia	**# of Acres**	
# of Bedrooms	4	**Garage Type**	
Garage Capacity	2.00	**Baths Full**	3
# of Baths-Half	0	**Total Bathrooms**	3
Uncovered Parking		**Actual Taxes $**	$ 2,648.89
Tax Yr	2025	**Elementary Sch**	Parkade
Middle/Jr High Sch	West	**Senior Sch**	Hickman
Zoning	Single Family Res	**Basement**	Yes
Mapping ID #	1190400081440001		

Legal Description: Vanderveen Crossing Plat 4 Lot 67

Appx Fin Sq Ft Lower #	794	**Appx Fin Sq Ft Main #**	1485	**Appx Fin Sq Ft Upper #**	0
Appx Fin Other Sq Ft #	0	**Appx UnFin Sq Ft Lower #**	766	**Appx UnFin Sq Ft Main #**	0
Appx UnFin Sq Ft Upper #	0	**Appx UnFin Other Sq Ft #**	0	**Appx UnFin Sq Ft Total #**	766
Appx Fin Sq Ft Total #	2279	**Sq Ft Source**	Listing Agent	**Lot Dimensions**	86 x 125

Room Name	Level	Length	Width	Remarks
Kitchen	Main	13.16	19.5	
Living Room	Main	14.08	18.33	
Family Room	Lower	27.75	15.58	
Recreation Room	Lower	12.08	15.58	partially finished
Utility Room	Lower	31.91	9.33	large storage area
Workshop	Lower	12.08	15.91	partially finished

Room Name	Level	Length	Width
Master Bedroom	Main	12.42	15.91
Bedroom 2	Main	12.33	10.91
Bedroom 3	Main	12.41	10.58
Bedroom 4	Lower	11.91	15.58
Full Bathroom	Main		
Full Bathroom	Main		
Full Bathroom	Lower		

Year Built	2001	**Land Lease**	No	**Land Lease $**	
Land Lease Descrip	N/A	**HOA/Condo**	Yes	**HOA/Condo $**	$ 200
HOA/Condo Descrip	Annual	**HOA/Condo Init**	No	**HOA/Condo Init $**	
Builder Name		**Buyer Zip Code**		**Geo County**	
Latitude	38.988554	**Longitude**	-92.327459		

Exterior Features: Windows-Vinyl
Interior/Features: Cable Available; Ceiling/PaddleFan(s); FireplaceScreenDr(s); Garage Door Opener; High Spd Int Access; Laundry-Main Floor; Smoke Detector(s); Stand AloneShwr/MBR; Tub/Built In Jetted; Walk in Closet(s); Washer/DryerConnectn; Window Treatments Some
Kitchen/Features: Cabinets-Wood; Counter-Granite
Appliances: Dishwasher; Disposal
Kitchen/Features: Island
Appliances: Microwave
Kitchen/Features: Pantry
Appliances: Electric Range; Exhaust Fan
Utilities: Electric-City of Columbia; Trash-City
Water Source: Public

Lot Features:	Cleared; Level; Rolling	**Basement:**	Full; Partially Finished; Walk-Out Access
Fencing:	Backyard; Full; Privacy; Wood	**Foundation Details:**	Poured Concrete
Exterior Finish:	Brick Veneer; Vinyl	**Heating:**	Forced Air; Natural Gas
Roof:	Architectural Shingle	**Cooling:**	Central Electric
Deck:	Back	**Restriction/Easement:**	Recorded Plat; Subdiv Restrictions
Patio:	Back; Concrete	**Possession:**	At Closing
Arch./Style:	Traditional	**Licensee Per/Int Dis:**	Not Applicable
Flooring:	Vinyl Plank		
Dining:	Breakfast Room		
Fireplace:	Gas; In Living Room		

Remarks: Beautifully updated walkout ranch in Vanderveen Crossing w/brand new roof! Conveniently located just a short walk from the community pool! This 4-bedroom, 3-bath home offers over 2,200 finished sq. ft., a desirable split-bedroom floor plan, corner gas fireplace, and attached 2-car garage. Thoughtful updates include luxury vinyl plank flooring, granite countertops with butcher block island and gas hookup behind the range, custom accent details, and modern finishes throughout. The finished walkout basement provides additional functional living space, including a dedicated workshop and separate recreation room with direct access to the fully fenced backyard. Enjoy outdoor living from the spacious deck and patio, all while being just minutes from shopping, dining, parks, & downtown Columbia.

Directions: North on Rangeline, West on Rain Forest Parkway, South on Crocodile Dr to home on the West side of street.

Days On Market	51

LM: Susan Horak, CRS, GRI, RCE Office : (573) 442-6121 Office : susan@susanhorak.com Mobile : (573) 864-0160
LO: REMAX Boone Realty Direct : (573) 442-6121 Office: 200 E Southampton Ste 210, Columbia, MO 65203

List Number435703

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