

**392 Eagle**  
Reeds Spring, MO 65737



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MLS# 60300809



**\$599,000**

**9 Bedrooms | 7 Bathrooms | 3,800 Sqft**

Welcome to Edgewater Villa--your summer-ready, turn-key furnished waterfront investment opportunity or personal retreat on beautiful Table Rock Lake! Whether you're looking to convert this complex into a large private lakefront home or keep it as a successful income-generating property, this is a rare find that blends location, value, and lifestyle. Situated in a serene setting with sweeping sunset views, lake breezes, and a flat walk to the water, this is lake life at its best! Property Highlights: 3,800 sq ft building with six 1 bed/1 bath units and one 3 bed/1 bath unit. All units offer lake or poolside views just steps from the amenities. Furnished & move-in/rental ready with open floor plans & tons of natural light. Optional up to two 10x24 boat slips available per owner (add \$65K each; not rentable per Corps). Flat walk to the shoreline with direct lake access. Resort-style amenities: in-ground pool, covered pavilion, playground, shuffleboard, and shoreline trails. Low HOA dues include: community water/sewer, trash, landscaping, common area & road maintenance. Bonus: Priced below recent appraisal! Nightly rental approved--guests return year after year. More cabins and duplexes also available--ask for details! Location Perks: Tucked into the heart of the Ozark hills with peaceful surroundings and abundant local wildlife. Minutes to Kimberling City, Branson, & Silver



**Ann Ferguson**

Phone: (417) 830-0175

Keller Williams Tri-Lakes

For full listing details, please scan:

