

**392 Eagle**  
Reeds Spring, MO 65737



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**MLS# 60301151**



**\$575,000**

**4 Bedrooms | 4 Bathrooms | 1,596 Sqft**

Edgewater Villa | 4 Bed, 4 Bath Lake View Retreat Multi-family investment, private retreat, or both! Now offering a rare opportunity to own this furnished 4 bed / 4 bath duplex-style lake retreat at Edgewater Villa Resort, featuring two full kitchens, two living areas, and room to expand--all just steps from the water! Property Highlights:- 970+/- ft of Table Rock Lake frontage- Two full kitchens & two spacious living areas--ideal for multi-generational stays or rental income- Excellent floorplan for future expansion- Stunning lake views, cool breezes & abundant wildlife- Flat walk to the water in a serene, private setting On-Site Amenities (HOA maintained):- In-ground pool & covered pavilion for events/gatherings- Playground, shuffleboard & scenic shoreline trails- Low HOA dues include water/sewer, trash, landscaping, road & common area maintenance Boat Slip Option:- Up to two 10x24 boat slips available to owner (add \$65k each)- Slips located just steps from your door (not rentable to guests per COE) Interior Features:- Spacious, open concept living/dining areas- Four total bedrooms, comfortably sleeping 8+- Four full bathrooms- Walk-out to partially covered private deck w/ grill area & wooded lake views- Turnkey furnished with everything needed for guests- New metal roof 2025 Location Perks:- Minutes to Kimberling City, Branson, Silver



**Ann Ferguson**

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Keller Williams Tri-Lakes

For full listing details, please scan:

