

13 Avilia Drive
Sunrise Beach, MO 65079



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MLS# 3580658



\$441,000

3 Bedrooms | 3 Bathrooms | 1,845 Sqft

MOTIVATED SELLERS!! REDUCED PRICE!! Welcome to this refined Porto Cima golf villa set along the 10th green in Sunrise Beach. Inside, an airy open plan draws you in with a spacious great room, fireplace and soaring vaulted ceilings that frame tranquil fairway vistas. Thoughtful details elevate everyday living: tray/coffered ceilings tile flooring in high-traffic areas and a generous walk-in closet. The kitchen flows seamlessly for entertaining, while a deck off the main living area invites easy indoor/outdoor lounging. The primary living is all on one level for convenience, complemented by two additional bedrooms and 2.5 baths total- ideal for full-time residence or a weekend lock-and-leave. A two car attached garage, poured-foundation construction, and stucco exterior add peace of mind. Outside, HOA covers grounds, maintenance, sewer and trash, so you can spend more time enjoying Porto Cima & Four Seasons amenities- clubhouse, fitness, pools, pickleball, dog park, playground, boat facilities and more- all just a short golf-cart ride away. This is the Lake of the Ozarks lifestyle, delivered with golf course serenity. (Four Seasons HOA-\$939/year)



DANIEL BOWLIN

RE/MAX Lake of the Ozarks

For full listing details, please scan:

