

425 Eagle
Reeds Spring, MO 65737



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MLS# 60306622



\$379,000

3 Bedrooms | 3 Bathrooms | 1,438 Sqft

Welcome to Edgewater Villa--a summer-ready, turn-key furnished lakefront half duplex perfect for vacation rental, family retreat, or both! This rare opportunity offers stunning views, easy water access, & all the resort-style amenities your guests will love--plus the flexibility to sleep 12+ comfortably. Whether you're looking for income potential or a legacy getaway, this property delivers. Property Highlights: *Fully furnished lakefront half duplex w/ lake views & rental-ready setup* 3 bedrooms / 2 baths, including main-level handicap-accessible suite* Open-concept layout w/ natural light & year-round Table Rock Lake views* Spacious kitchen w/ full appliances, stocked & guest-ready* Upper-level oversized bunk room w/ 4 full beds--room for the whole crew* Flat walk to the water in a peaceful, wooded setting* Cool lake breezes, sunset views, & abundant Ozark wildlife On-Site Amenities (HOA Maintained): *In-ground pool, covered pavilion for gatherings* Playground, shuffleboard, & lakeside trails* Low HOA dues incl: water/sewer, trash, landscaping, road & common area upkeep Boat Slip Option: *Up to two 10x24 boat slips avail to owner (add \$65K ea)* Slips just steps from the home (not rentable to guests per COE) Location Perks: *Mins to Kimberling City, Branson & Silver Dollar City* By water: easy access to marinas, boat-up dining &



Ann Ferguson

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Keller Williams Tri-Lakes

For full listing details, please scan:

