

**154 Deep Water**  
Reeds Spring, MO 65737



Powered by lakefrontexpo.com

MLS# SOM60316379



**\$280,000**

**2 Bedrooms | 2 Bathrooms | 798 Sqft**

Lake Views. Setting. Amenities. Turn-Key Edgewater Villa RetreatNow offering this iconic furnished lake view half duplex is perfectly perched along 970+/- ft of Table Rock Lake frontage. This exceptional property combines a private, serene setting with stunning sunset views, cool lake breezes, abundant wildlife, and a rare flat walk-to-the-water shoreline. Enjoy resort-style amenities designed to keep guests returning year after year, including an in-ground pool, covered pavilion, playground, shuffleboard, and endless shoreline to explore. Optional offering of up to two 10x24 boat slips just steps away (add \$65K each; owners only--cannot be rented per Corps guidelines). Here at Edgewater Villa, enjoy low-maintenance ownership with HOA dues covering water/sewer, trash, landscaping, common areas, and road maintenance, along with a proven nightly rental history and bookings already secured for 2025. Inside, the open-concept layout offers spacious living and dining areas with a full kitchen stocked for everyday comfort. Two large bedrooms, each with two full beds, easily accommodate 8+ guests, along with two full baths and a walkout to a partially covered deck nestled in a private, wooded setting. Bonus: New roof coming. Additional cabins, duplexes also available. Located minutes from Kimberling City, Branson, and Silver Dollar City,



**Ann Ferguson**

Phone: (417) 830-0175

Keller Williams Tri-Lakes

For full listing details, please scan:

