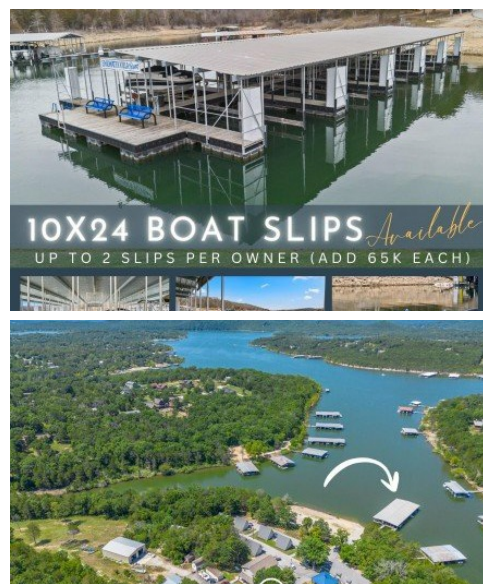


423 Eagle
Reeds Spring, MO 65737



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MLS# SOM60316388



\$385,000

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
Phone: (417) 830-0175
Keller Williams Tri-Lakes

For full listing details, please scan:

