

**31657 St Hwy 86**  
Eagle Rock, MO 65641



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MLS# SOM60297091



**\$579,000**

**4 Bedrooms | 4 Bathrooms | 3,880 Sqft**

Located just 20 minutes from the vibrant shopping and dining scene of Eureka Springs, this 4-bedroom, 4-bathroom lakefront home offers 3,880 sq. ft. of living space and is the perfect balance of comfort, luxury, and convenience. With ample room for family and guests, this property also holds great potential as a nightly rental investment, making it an excellent opportunity for those seeking both a getaway and a profitable income stream. Nestled on a sprawling 2.5-acre lot, this home is an outdoor enthusiast's dream with easy access to the lake, a nearby marina for slip leases, and a designated swimming area just minutes away. Recent upgrades include new kitchen appliances, new bathroom vanities, toilets/ sinks, and light fixtures. For added convenience, enjoy a walk-in handicap-accessible shower with a built-in seat. The home also features a new HVAC system, a tankless hot water heater, and fresh paint, ensuring comfort and efficiency year-round. The property also offers an impressive array of outbuildings, including a 40x40 heated shop with a convenient drive-through design and a half bath--perfect for storing equipment, vehicles, or even a boat. Additional storage includes a 12x20 metal shed, a 16x24 detached one-car garage, and a spacious 15x30 carport ideal for parking RVs, boats, or other recreational vehicles. Whether you're



**JR Boushehri**

Phone: (417) 331-2647

Keller Williams Tri-Lakes

For full listing details, please scan:

