

455 Eagle
Reeds Spring, MO 65737



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MLS# SOM60334963



\$600,000

9 Bedrooms | 7 Bathrooms | 3,800 Sqft

A unique opportunity awaits on beautiful Table Rock Lake! Edgewater Villa Resort offers this fully furnished waterfront property offers incredible versatility for investors, lake lovers, or buyers looking for a private retreat. Continue operating it as an income-producing nightly rental, enjoy it with family and friends, or explore converting the building into one spacious lakefront residence. Offering approximately 3,800 sq. ft., the property features six 1-bedroom, 1-bath units plus one 2-bedroom, 2-bath unit. Each unit comes furnished and ready for use, with comfortable layouts, plenty of natural light, and lake or poolside views. Enjoy beautiful sunsets, peaceful Ozark scenery, lake breezes, and an easy, flat walk to the shoreline. Community amenities include an in-ground pool, covered pavilion, playground, shuffleboard, shoreline walking areas, and convenient lake access. New roof will be installed by seller at seller's cost. Owners may purchase up to two 10x24 boat slips for an additional \$57,000 each, subject to availability and applicable Corps regulations. Per Corps of Engineers regulations, the slips are for owner use and cannot be rented to guests. Nightly rentals are allowed, offering excellent flexibility for personal use and investment potential. Low HOA dues include community water and sewer, trash, landscaping, road maintenance,



Misha Bond

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Hustle Back Realty

For full listing details, please scan:

