

16564 Cypress Lane

Rogers, Ar 72756



List Price: \$649,900
MLS#: 1343929
Beds: 3
Baths Full: 2
1/2 Baths: 1
Garage: 2
Square Feet: 1,800
Price / Square Foot: \$361.06
Subdivision: Beaver Shores Unit 1 Rurban
Type: Residential
Built: 1990
County: Benton
School: Rogers

Description

This Beaver Lake property has it all! A fully furnished home, boat slip with lift, hot tub, year-round lake view, paved roads all the way to the home, 2 community boat launches with beach area, 3rd boat launch just outside the neighborhood at Hwy 12, and minutes to downtown Rogers. Perfect for a family lake home, investment property, or both. It's currently used as a short-term rental and has exceptional reviews on Airbnb/Vrbo. Home was completely renovated down to the foundation in 2018. Newer Jacuzzi hot tub includes a phone app and easy lift cover. The roughly 10'x30' boat slip with 8,000 lb lift in the community dock is outfitted for a ski boat, bass boat or pontoon boat (add pontoon bunks). And there is ample storage for trailers, boats, jet skis, etc. in the 16'x40' detached garage with 9' tall door. Only 2 minutes to the community boat dock and nearest boat launch, 9 minutes to Prairie Creek Marina, and 14 minutes to downtown Rogers. Property may be sold without the boat slip and hot tub for a reduced price.

Property Details

Lot Size	0.27 Acres
Air Condition	CentralAir,Electric
Amenities	CeilingFans, EatInKitchen, GraniteCounters, HotTubSpa, WindowTreatments
Appliances	Dryer,Dishwasher,ElectricRange,ElectricWaterHeater,IceMaker,Microwave,Refrigerator,SmoothCooktop,Washer
Driveway	GravelDriveway
Exterior	VinylSiding
Fencing	None
Listed By	Collier & Associates - Farmington Branch