



**2490 FANNIN DR**

LAKE HAVASU CITY, AZ 86403

**\$424,900**

*150 Years*

**JOHN D WOOD & CO.**

London, Country & International Property

# 2490 FANNIN DR

LAKE HAVASU CITY, AZ 86403

Beautiful Lake View Home on Oversized Lot -- Prime Location & Great Bones! Welcome to this well-appointed 3-bed, 2-bath home in desirable neighborhood w/ beautiful views of the lake from both the front & back yards! Situated on large 0.30-acre lot, this property offers a great combination of privacy, outdoor living space. Step inside to an open & functional floor plan featuring vaulted ceilings & a thoughtful split-bedroom design that provides privacy between the master suite & guest bedrooms.

**Garage Count: 2 Car Garage,  
Sewer: Public,  
Cooling: Central A/C,  
Water: City Water**

**\$424,900**



The large kitchen is anchored by a breakfast bar & island, w/ ample counter space, counter seating & view-oriented dining areas -- perfect for everyday living or entertaining. The spacious master suite includes a walk-in closet, dual vanities, a walk-in shower, & direct access to the backyard & patio -- ideal for relaxing while enjoying stunning sunsets. Additional features you'll appreciate: " Indoor laundry room " Large RV parking area " Abundant level parking at the top of the lot despite steeper driveway " Room to add a pool -- perfect for Havasu lifestyle. While the home is structurally sound, it presents an opportunity for cosmetic updates for the next owner.



