



2354 BARRANCA DR

LAKE HAVASU CITY, AZ 86403

\$499,900

150 Years

JOHN D WOOD & CO.

London, Country & International Property

2354 BARRANCA DR

LAKE HAVASU CITY, AZ 86403

Welcome to a home where the lake views begin the moment you arrive. Step inside to an open concept layout that seamlessly connects the kitchen and living areas. The spacious kitchen offers ample cabinetry, a large breakfast bar, and a designated dining area. The living room is warm and inviting with a wood burning fireplace and direct access to an expansive patio, perfect for taking in the stunning lake views. Surround sound throughout the home adds to the overall experience. This home offers a master suite and a junior sweet, the master suite features dual sinks, a walk-in shower, soaking tub, and a generous walk-in closet.

Cooling: Central A/C,
Garage Count: 4 Car Garage,
Sewer: Public,
Water: City Water

\$499,900



The junior suite includes its own private entrance, making it ideal for guests, extended family, or potential ADU use. Out back, the open landscape is a blank canvas ready for you to create your own oasis. Solar is in place to help offset electric costs! The oversized garage offers plenty of room for vehicles and toys, along with an air conditioned space perfect for a home gym, workshop, or additional storage. Located on a quiet street while still being close to shopping, dining, and more. This home delivers views, versatility, and opportunity all in one.



